

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

PAULETTE K. BENTFORD  
1716 Shamrock Avenue  
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-43114**

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 1716 Shamrock Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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 \$151,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126765 (5-25,6-1,6-8)

NOTICE

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

Plaintiffs

vs.

Paulita Enriquez and  
Eligio Enriquez

Defendants

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

**CIVIL NO. CAEF 16-44268**

ORDERED, this 11th day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7533 Abbington Drive, Oxon Hill, Maryland 20745 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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 \$160,694.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126773 (5-25,6-1,6-8)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ALEXANDER F. DURVIN, JR.  
8501 Rose Marie Drive  
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-44333**

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 8501 Rose Marie Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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 \$178,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126763 (5-25,6-1,6-8)

NOTICE

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

Plaintiffs

vs.

Estate of Bobby U. Carter and Estate of Mildred F Carter

Defendants

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

**CIVIL NO. CAEF 15-37169**

ORDERED, this 11th day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1802 Ray Leonard Road, Landover, Maryland 20785 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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 \$118,300.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126770 (5-25,6-1,6-8)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

MARIA PILAR CALDERON  
6131 41st Avenue  
Hyattsville, MD 20782

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-44292**

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 6131 41st Avenue, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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 \$180,400.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126764 (5-25,6-1,6-8)

NOTICE

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

Plaintiffs

vs.

Leroy Stover Sr

Defendant

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

**CIVIL NO. CAEF 15-25744**

ORDERED, this 11th day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7501 Riverdale Rd #2002, 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 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 \$29,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126767 (5-25,6-1,6-8)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**ROSA MARIE WILLIS**

Notice is given that Rita J Willis, whose address is 6306 Dutrow Court, Clinton, MD 20735 was on May 16, 2017 appointed Personal Representative of the estate of Rosa Marie Willis who died on April 17, 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 16th 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.

RITA J WILLIS  
Personal Representative

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

Estate No. 106605  
(6-8,6-15,6-22)

127014

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**SHIRLEY T VIANDS**

Notice is given that William R Franklin Jr, whose address is 833 Selby Heights Drive, Edgewater, MD 21037 was on June 2, 2017 appointed Personal Representative of the estate of Shirley T Viands who died on May 12, 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 December, 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.

WILLIAM R FRANKLIN 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. 106783  
(6-8,6-15,6-22)

127016

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**ROBERT HAMILTON CRAYTON**

Notice is given that Curtis Crayton, whose address is 2906 Coldspring Way, Apt. #312, Crofton, MD 21114, was on April 25, 2017 appointed Personal Representative of the estate of Robert Hamilton Crayton, who died on June 18, 2016 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 25th day of October, 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.

CURTIS CRAYTON  
Personal Representative

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

Estate No. 106302  
(6-8,6-15,6-22)

127018

The Prince George’s Post

CALL: 301-627-0900

FAX: 301-627-6260

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.  
1401 Rockville Pike, Suite 650  
Rockville, Maryland 20852

Substitute Trustees

vs.

HENRIETTA WALKER  
MILTON DUNCAN  
6116 Cedar Post Drive  
District Heights, MD 20747-2860

Defendant(s)

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

**Civil Action No. CAEF 17-01455**

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 6116 Cedar Post Drive District Heights, MD 20747-2860, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 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 of Sale states the amount of the sale to be One Hundred Sixty Three Thousand Four Hundred Dollars (\$163,400.00).

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126762 (5-25,6-1,6-8)

NOTICE

IN THE MATTER OF:  
**Oswaldo Raul Sanchez**

FOR THE CHANGE OF NAME TO:  
**Oswaldo Raul Ortega**

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 17-12239**

A petition has been filed to change the name of (Minor Child(ren)) Oswaldo Raul Sanchez to Oswaldo Raul Ortega.

The latest day by which an objection to the petition may be filed is June 26, 2017.

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

126953 (6-8)

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.

O’Neal Burgess  
6711 Kipling Parkway  
District Heights, MD 20747

Defendant

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 16-40188**

Notice is hereby given this 16th 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 16th 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 16th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale price to be \$185,000.00. The property sold herein is known as 6711 Kipling Parkway, District Heights, MD 20747.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126820 (5-25,6-1,6-8)

NOTICE

IN THE MATTER OF:  
**Angie Barrios Urizar**

FOR THE CHANGE OF NAME TO:  
**Angie Patal Barrios**

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 17-08150**

A petition has been filed to change the name of (Minor Child(ren)) Angie Barrios Urizar to Angie Patal Barrios.

The latest day by which an objection to the petition may be filed is June 26, 2017.

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

126954 (6-8)

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.

Rikki Drykerman,  
Personal Representative of the Estate of Geraldine J. McIntyre  
1209 Chapel Oaks Drive  
Capital Heights, MD 20743

Defendant

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 17-06346**

Notice is hereby given this 16th 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 16th 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 16th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale price to be \$112,000.00. The property sold herein is known as 1209 Chapel Oaks Drive, Capital Heights, MD 20743.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126821 (5-25,6-1,6-8)

NOTICE

IN THE MATTER OF:  
**Martina Margie Swinson**

FOR THE CHANGE OF NAME TO:  
**Martina Margie Barr**

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 17-12830**

A petition has been filed to change the name of Martina Margie Swinson to Martina Margie Barr.

The latest day by which an objection to the petition may be filed is June 26, 2017.

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

126955 (6-8)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

11529 WAESCHE DRIVE  
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Stephen A. Onyebuchi, dated November 6, 2006 and recorded in Liber 26753, Folio 110 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on August 22, 2015 in the Land Records of Prince George's County at Liber No. 37356, Folio 466, with an original principal balance of \$362,400.00, 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 **JUNE 20, 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, 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

126881 (6-1,6-8,6-15)

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

3707 KEYHOLE CT.  
DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated February 16, 2006 and recorded in Liber 25665, Folio 67 among the Land Records of Prince George's County, MD, with an original principal balance of \$182,000.00 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 20, 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 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 \$18,000 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. 205791-2)

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

126864 (6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

900 FAIROAK AVENUE  
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Zelia Ree Troxler, dated November 19, 1998 and recorded in Liber 12640, Folio 422 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$134,900.00, 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 **JUNE 20, 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 \$13,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

126882 (6-1,6-8,6-15)

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

4204 BRINKLEY RD.  
CAMP SPRINGS A/R/T/A TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated November 22, 2006 and recorded in Liber 27004, Folio 612 among the Land Records of Prince George's County, MD, with an original principal balance of \$529,500.00 and a current interest rate of 2.08%, 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 20, 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 \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 208018-1)

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

126865 (6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

6815 WILDROSE COURT  
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Daeesha T. McCain, dated October 5, 2015 and recorded in Liber 37559, Folio 363, and re-recorded at Liber 39299, Folio 485 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$216,015.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 20, 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 \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

126883 (6-1,6-8,6-15)

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

704 QUARRY AVE.  
CAPITOL HEIGHTS A/R/T/A SEAT PLEASANT, MD 20743

Under a power of sale contained in a certain Deed of Trust dated March 17, 2005 and recorded in Liber 21972, Folio 208 among the Land Records of Prince George's County, MD, with an original principal balance of \$204,640.00 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 13, 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 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 \$18,000 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. 198038-1)

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

126799 (5-25,6-1,6-8)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

15763 EASTHAVEN COURT, APT 407  
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from La-Kiesha Barksdale, dated July 24, 2006 and recorded in Liber 26450, Folio 343, and re-recorded at Liber 39314, Folio 478 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$149,500.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 13, 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 \$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

126796 (5-25,6-1,6-8)

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

12125 OPEN VIEW LA., UNIT #201  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 30, 2005 and recorded in Liber 24342, Folio 723 among the Land Records of Prince George’s County, MD, with an original principal balance of \$259,850.00 and a current interest rate of 3.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 27, 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 described as Unit numbered Two Hundred One (201) in Phase One, Section One, in a condominium regime known as “Watkins Place Condominium” and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 160657-1)

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

126930 (6-8,6-15,6-22)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

11438 WAESCHE DRIVE  
MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Teresa O. Crawford and Francis Crawford, dated November 10, 2005 and recorded in Liber 23916, Folio 219 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$350,000.00, and an original interest rate of 4.840%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 13, 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 \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

126795 (5-25,6-1,6-8)

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

7509 MASON ST.  
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated August 26, 2009 and recorded in Liber 31095, Folio 190 among the Land Records of Prince George’s County, MD, with an original principal balance of \$145,614.00 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 27, 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 \$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. 312227-1)

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

126931 (6-8,6-15,6-22)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

1004 8TH STREET  
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Claude Anderson and Gail Anderson, dated March 16, 2013 and recorded in Liber 35126, Folio 402 among the Land Records of Prince George’s County, Maryland, modified by Loan Modification Agreement recorded on March 21, 2016 in the Land Records of Prince George’s County at Liber No. 37994, Folio 481, with an original principal balance of \$258,135.00, 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 **JUNE 13, 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

126794 (5-25,6-1,6-8)

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

10707 BLACKSTONE AVE.  
CHELLENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust dated October 22, 2004 and recorded in Liber 20946, Folio 523 among the Land Records of Prince George’s County, MD, with an original principal balance of \$355,000.00 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

JUNE 27, 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 \$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. 204729-1)

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

126932 (6-8,6-15,6-22)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

2076 CHADWICK TERRACE  
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from William Charles Price and Tressa O. Price, dated August 22, 1991 and recorded in Liber 8047, Folio 535 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$30,000.00, and an original interest rate of 4.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 13, 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 \$10,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

126791 (5-25,6-1,6-8)

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

3813 LUMAR DR.  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated March 12, 2008 and recorded in Liber 29449, Folio 414 among the Land Records of Prince George's County, MD, with an original principal balance of \$650,000.00 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

JUNE 20, 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 \$70,000 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. 184436-1)

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

126866 (6-1,6-8,6-15)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

2338 WOODBARK LANE  
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Marie H. Robinson, dated April 18, 2013 and recorded in Liber 35263, Folio 577 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$206,400.00, 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 **JUNE 13, 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 \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,  
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,  
Substitute Trustees  
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Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

126793 (5-25,6-1,6-8)

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

6307 HIL MAR DR., UNIT # 8  
FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated February 18, 2013 and recorded in Liber 34855, Folio 464 among the Land Records of Prince George's County, MD, with an original principal balance of \$192,941.00 and a current interest rate of 2.5%, 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 20, 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 Building No. 1, Unit No. 1-8 of the "Westwood Park 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 \$18,000 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. 201634-1)

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

126867 (6-1,6-8,6-15)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

5623 FISHER ROAD  
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Lloyd C. Trueheart, dated March 2, 2006 and recorded in Liber 24727, Folio 404 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$232,942.00, and an original interest rate of 5.125%, 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 **JUNE 27, 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 \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

126949 (6-8,6-15,6-22)

COUNTY COUNCIL HEARINGS

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

TUESDAY, JUNE 13, 2017  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
14741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday June 13, 2017, the County Council of Prince George's County, Maryland, will hold the following public hearings:

**CB-15-2017 (DR-3) - AN ORDINANCE CONCERNING SPECIAL EXCEPTIONS FOR A RETAIL TOBACCO BUSINESS** for the purpose of providing a definition for retail tobacco business uses in the Zoning Ordinance; amending the Commercial Zones Table of Uses and Mixed Use Table of Uses to permit retail tobacco business uses by Special Exception in the C-A (Ancillary Commercial), C-S-C (Commercial Shopping Center), C-W (Commercial Waterfront), C-R-C (Commercial Regional Center), M-X-T (Mixed Use - Transportation Oriented), and M-X-C (Mixed Use - Community) Zones; providing approval criteria for approval of Special Exceptions for retail tobacco business uses.

**CB-20-2017 (DR-2) - AN ACT CONCERNING EXCEPTIONS TO SMOKING BAN IN EATING AND DRINKING ESTABLISHMENTS** for the purpose of creating exceptions to the smoking ban in eating and drinking establishments.

**CB-29-2017 (DR-2) - AN ORDINANCE CONCERNING R-R ZONE AND R-18C ZONE** for the purpose of permitting apartment housing for elderly or handicapped families in the R-R and R-18C Zones without a special exception under certain circumstances.

**CB-41-2017 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 67, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), AFL-CIO, AND ITS AFFILIATED LOCAL 241 (SCHOOL CROSSING GUARDS)** for the purpose of amending the labor agreement by and between Prince George's County, Maryland and Council 67, American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, and its affiliated Local 241 to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board.

**CB-51-2017 - AN ACT CONCERNING TRANSFER OF THE PRINCE GEORGE'S COUNTY HOSPITAL SYSTEM PROPERTY** for the purpose of exempting the transfer of certain real property improved by the Prince George's County Hospital System from County laws governing the sale, lease, or other disposition of County property and repealing Subtitle 12. - Health, Division 3. - Hospitals of the Prince George's County Code.

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600 or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>.

Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council

126904 (6-1,6-8)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

1101 DUTTON WAY  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Sarah R. Jackson, dated October 29, 2012 and recorded in Liber 34113, Folio 006 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on May 11, 2015 in the Land Records of Prince George's County at Liber No. 36971, Folio 587, with an original principal balance of \$139,428.00, 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 **JUNE 27, 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 \$15,000.00 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.

Richard E. Solomon, Richard J. Rogers, Stephen N. Goldberg,  
Edward S. Cohn, 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](http://www.mid-atlanticauctioneers.com)

126950 (6-8,6-15,6-22)

**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

4133 CHARIOT WAY  
UPPER MARLBORO, MD 20772

By virtue of an Order in the Circuit Court for Prince George's County, Case No. CAE15-25768 (Deed of Trust has an original principal balance of \$391,597 and a current interest rate of 4.75%), the undersigned Sub. Trustees will offer for sale 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

JULY 5, 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 more fully described in a Deed of Trust dated March 5, 2010 and recorded in Liber 31520, folio 331 among the Land Records of Prince George's County, MD.

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. 195879-1)

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

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

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

126906 (6-8,6-15,6-22,6-29)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

13801 AMBERFIELD COURT  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Constance G. Collins, dated May 13, 2006 and recorded in Liber 25951, Folio 745 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$120,000.00, and an original interest rate of 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 **JUNE 27, 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 \$12,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

126951 (6-8,6-15,6-22)

**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

JUNE 27, 2017

AT 9:45 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'SULIVAN, ET AL.,  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

127002 (6-8,6-15,6-22)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

3902 ELDBRIDGE TERRACE  
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Victoria L. Ricci, dated August 22, 2008 and recorded in Liber 30144, Folio 366 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$285,000.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 27, 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](http://www.mid-atlanticauctioneers.com)

126952 (6-8,6-15,6-22)

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

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JULIA CANER BENEFIELD

Notice is given that Susan Benefield Hardt, whose address is 1600 Billman Lane, Silver Spring, MD 20902, and Ann Caner Benefield, whose address is 2020 12th Street NW, #601, Washington, DC 20009, was on May 25, 2017 appointed co-Personal Representatives of the estate of Julia Caner Benefield who died on May 1, 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 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 25th day of November, 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.

SUSAN BENEFIELD HARDT  
ANN CANER BENEFIELD  
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. 106694

126958 (6-8,6-15,6-22)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
RUTH ELAINE MILLER

Notice is given that Sandra Chumbris, whose address is 2226 Houston Street, Suitland, MD 20746, was on May 31, 2017 appointed Personal Representative of the estate of Ruth Elaine Miller who died on May 22, 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 30th 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.

SANDRA CHUMBRIS  
Personal Representative

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

Estate No. 106735

127004 (6-8,6-15,6-22)

LEGALS

ORDER OF PUBLICATION

2015 Ultra-Safe Fund, LLC  
C/o The Law Offices of  
Stefan B. Ades, LLC  
3604 Eastern Avenue, 4th Floor  
Baltimore, Maryland 21224

vs. Plaintiff

Louis Mitchell, and  
RITA Mitchell, and  
ESTATE OF BILLIE BOX, and  
Margaret E. Stohr, TRUSTEE, and  
RITA KINGERY, and  
Investor Services, Inc., and  
Charles L. Tobias, Esq., Trustee, and  
James Woodruff, Trustee, and  
Edward Primoff, and  
Lisa M. Hoyle AKA LISA ZIMMER-  
MAN, and  
Richard Sugarman, Trustee, and  
Richard S. Basile, Trustee, and  
Athol Mortgage Corporation, and

Prince George’s County, Maryland  
and

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

District of Prince George’s, de-  
scribed as follows: Account No. 18-  
2113389; known as Lot 5 Ex 275 S Q  
Ft at FR 4,050.0000 Sq Ft & Imps  
Gregory Heights.  
Street address of 5825 Martin Luther  
King Jr Hwy.

Defendants

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

Civil Action No. CAE 17-11672

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

The Complaint states, among  
other things, that the amount neces-  
sary for the redemption for the sub-  
ject property has not been paid,  
although more than six (6) months  
and a day from the sale have ex-  
pired, and more than two (2)  
months from the date that the first  
of the two (2) separate pre-suit No-  
tices of the tax sale was sent to each  
required interested party have ex-  
pired.

It is thereupon this 22nd day of  
May, 2017, by the Circuit Court for  
Prince George’s County, Maryland.

ORDERED, that notice be given  
by the insertion of a copy of this  
Order in the Prince George’s Post  
which is a newspaper having gen-  
eral circulation in Prince George’s  
County, Maryland, once a week for  
three (3) consecutive weeks, on or  
before the 16th day of June, 2017,  
warning all persons having or  
claiming to have any interest in the  
property described above to appear  
in this Court by the 25th day of July,  
2017, and redeem their respective  
property or answer the Complaint,  
or thereafter a Final Decree will be  
entered foreclosing all rights of re-  
demption in and as to the property,  
and vesting in the Plaintiff a title in  
fee simple, free and clear of all en-  
cumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126861 (6-1,6-8,6-15)

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.

Jerelle Daggs, Personal  
Representative for the Estate of  
Cheryl Cooper-Cockerham  
6208 Gothic Lane  
Bowie, MD 20720

Defendant

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 17-02296

Notice is hereby given this 23rd  
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 23rd 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 23rd day of June, 2017.

The Report of Sale states the  
amount of the foreclosure sale price  
to be \$240,160.00. The property sold  
herein is known as 6208 Gothic  
Lane, Bowie, MD 20720.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
126890 (6-1,6-8,6-15)

ORDER OF PUBLICATION

2015 Ultra-Safe Fund, LLC  
C/o The Law Offices of  
Stefan B. Ades, LLC  
3604 Eastern Avenue, 4th Floor  
Baltimore, Maryland 21224

vs. Plaintiff

YVETTE R. HOUSEN, and  
COUNCIL OF UNIT OWNERS OF  
RIGGS HILL CONDOMINIUM,  
and  
Prince George’s County, Maryland

and

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

District of Prince George’s, de-  
scribed as follows: Account No. 17-  
1875863; known as  
Street address of 7402 18th Ave Unit:  
3.

Defendants

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

Civil Action No. CAE 17-11673

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

The Complaint states, among  
other things, that the amount neces-  
sary for the redemption for the sub-  
ject property has not been paid,  
although more than six (6) months  
and a day from the sale have ex-  
pired, and more than two (2)  
months from the date that the first  
of the two (2) separate pre-suit No-  
tices of the tax sale was sent to each  
required interested party have ex-  
pired.

It is thereupon this 22nd day of  
May, 2017, by the Circuit Court for  
Prince George’s County, Maryland.

ORDERED, that notice be given  
by the insertion of a copy of this  
Order in the Prince George’s Post  
which is a newspaper having gen-  
eral circulation in Prince George’s  
County, Maryland, once a week for  
three (3) consecutive weeks, on or  
before the 16th day of June, 2017,  
warning all persons having or  
claiming to have any interest in the  
property described above to appear  
in this Court by the 25th day of July,  
2017, and redeem their respective  
property or answer the Complaint,  
or thereafter a Final Decree will be  
entered foreclosing all rights of re-  
demption in and as to the property,  
and vesting in the Plaintiff a title in  
fee simple, free and clear of all en-  
cumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126862 (6-1,6-8,6-15)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

Lucille Ward Walker,  
Personal Representative for the Es-  
tate of Sue F. Ward

AND

Lucielle Ward Walker

AND

Carl Martin Walker

16301 Marlboro Pike  
Upper Marlboro, MD 20772

Defendants

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-08345

Notice is hereby given this 16th  
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 16th 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 16th day of June, 2017.

The Report of Sale states the  
amount of the foreclosure sale price  
to be \$584,820.87. The property sold  
herein is known as 16301 Marlboro  
Pike, Upper Marlboro, MD 20772.

SYDNEY J. HARRISON  
Clerk of the Circuit Court  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
126887 (6-1,6-8,6-15)

LEGALS

AMENDED  
ORDER OF PUBLICATION

HOUSING INITIATIVE  
PARTNERSHIP INC  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

v. Plaintiff

THE ESTATE OF, PERSONAL REP-  
RESENTATIVE, AND KNOWN  
AND UNKNOWN HEIRS AND  
ASSIGNS OF RODNEY F.  
WILLIAMS

and

ROMELL F. WILLIAMS

and

ROLAND F. WILLIAMS

and

THE ESTATE OF, PERSONAL REP-  
RESENTATIVE, AND KNOWN  
AND UNKNOWN HEIRS AND  
ASSIGNS OF ROBIN WILLIAMS  
A/K/A ROBIN WILLIAMS  
HAYNES

and

THE STATE OF MARYLAND

and

PRINCE GEORGE’S COUNTY

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

Property Address: 2218 Gaylord  
Dr., Suitland, MD 20746  
Account Number: 06 0648865  
Description: 3,515.0000 Sq. Ft. &  
Imps. Dupont Village- Re Lot 2 Blk  
C  
Assmt: \$117,700.00  
Liber/Folio: 06993/499  
Assessed To: Williams Rodney F &  
Roland F. et al.

In the Circuit Court for  
Prince George’s County, Maryland  
Case No.: CAE 15-37369

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

Property Address: 2218 Gaylord  
Dr., Suitland, MD 20746  
Account Number: 06 0648865  
Description: 3,515.0000 Sq. Ft. &  
Imps. Dupont Village- Re Lot 2 Blk  
C  
Assmt: \$117,700.00  
Liber/Folio: 06993/499  
Assessed To: Williams Rodney F &  
Roland F. et al.

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

It is thereupon this 22nd 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 news-  
paper having a general circulation  
in Prince George’s County, once a  
week for three successive weeks on  
or before the 16th day of June, 2017,  
warning all persons interested in the  
said properties to be and appear in  
this Court by the 25th 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  
126863 (6-1,6-8,6-15)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ANTHONY BROWN  
RENEE LATIMORE-BROWN  
4507 Dr Beans Legacy Circle  
Bowie, MD 20720

Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-04752

Notice is hereby given this 24th  
day of May, 2017, by the Circuit  
Court for Prince George’s County,  
Maryland, that the sale of the prop-  
erty mentioned in these proceedings  
and described as 4507 Dr Beans  
Legacy Circle, Bowie, MD 20720,  
made and reported by the Substi-  
tute Trustee, will be RATIFIED  
AND CONFIRMED, unless cause to  
the contrary thereof be shown on or  
before the 26th 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  
26th day of June, 2017.

The report states the purchase  
price at the Foreclosure sale to be  
\$400,000.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
126895 (6-1,6-8,6-15)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
EVELYN OLIVE ROSS

Notice is given that Cheryl L Ross,  
whose address is 6608 Fairwood  
Road, Hyattsville, MD 20784, was  
on May 30, 2017 appointed Personal  
Representative of the estate of Eve-  
lyn Olive Ross, who died on May 7,  
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 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 30th day of  
November, 2017.

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

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

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

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

CHERYL L ROSS  
Personal Representative

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

Estate No. 106720

127003 (6-8,6-15,6-22)

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

NOTICE

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

Plaintiffs

vs.

Edwin M. Fuentes, Maria C.  
Vasquez De Fuentes and Reynaldo  
D. Reyes Ventura

Defendants

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

CIVIL NO. CAEF 16-44269

ORDERED, this 19th day of May,  
2017 by the Circuit Court of  
PRINCE GEORGE’S COUNTY,  
Maryland, that the sale of the prop-  
erty at 5015 53rd Place, Hyattsville,  
Maryland 20781 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  
19th day of June, 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 be-  
fore the 19th day of June, 2017, next.

The report states the amount of  
sale to be \$161,880.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126856 (6-1,6-8,6-15)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

KIMBERLY L. SMITH  
SILAS T. SMITH  
15506 Symondsburry Way  
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-00523

Notice is hereby given this 25th  
day of May, 2017, by the Circuit  
Court for Prince George’s County,  
Maryland, that the sale of the prop-  
erty mentioned in these proceedings  
and described as 15506 Symonds-  
burry Way, Upper Marlboro, MD  
20774, made and reported by the  
Substitute Trustee, will be RATI-  
FIED AND CONFIRMED, unless  
cause to the contrary thereof be  
shown on or before the 26th 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 suc-  
cessive weeks before the 26th day of  
June, 2017.

The report states the purchase  
price at the Foreclosure sale to be  
\$561,200.00.

SYDNEY J. HARRISON  
Clerk, Circuit Court for  
Prince George’s County, MD  
True Copy—Test:  
Sydney J. Harrison, Clerk  
126898 (6-1,6-8,6-15)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

IBRAHIM K. SESAY  
NANCY E. SESAY  
12626 Hillmeade Station Drive  
Bowie, MD 20720

Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 17-03730

Notice is hereby given this 24th  
day of May, 2017, by the Circuit  
Court for Prince George’s County,  
Maryland, that the sale of the prop-  
erty mentioned in these proceedings  
and described as 12626 Hillmeade  
Station Drive, Bowie, MD 20720,  
made and reported by the Substi-  
tute Trustee, will be RATIFIED  
AND CONFIRMED, unless cause to  
the contrary thereof be shown on or  
before the 26th 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  
26th day of June, 2017.

The report states the purchase  
price at the Foreclosure sale to be  
\$246,800.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126892 (6-1,6-8,6-15)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

MICHELLE GOVAN  
7013 East Lombard Street  
Hyattsville, MD 20785

Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-32634

Notice is hereby given this 25th  
day of May, 2017, by the Circuit  
Court for Prince George’s County,  
Maryland, that the sale of the prop-  
erty mentioned in these proceedings  
and described as 7013 East Lombard  
Street, Hyattsville, MD 20785, made  
and reported by the Substitute  
Trustee, will be RATIFIED AND  
CONFIRMED, unless cause to the  
contrary thereof be shown on or be-  
fore the 26th day of June, 2017, pro-  
vided a copy of this NOTICE be  
inserted in some weekly newspaper  
printed in said County, once in each  
of three successive weeks before the  
26th 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  
126894 (6-1,6-8,6-15)

SMALL ESTATE

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DEAN REGINALD BRITTER

Notice is given that Dale Britter,  
whose address is 268 Carr Avenue,  
Clarksburg, WV 26301, was on May  
12, 2017 appointed personal rep-  
resentative of the small estate of Dean  
Reginald Britter, who died on Feb-  
ruary 16, 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 personal represen-  
tative 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 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 de-  
cedent died before October 1, 1992,  
nine months from the date of de-  
cedent’s death; or

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

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

DALE BRITTER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRIN



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

9501 CROOM ACRES DR.  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated March 31, 2006 and recorded in Liber 25347, Folio 322 among the Land Records of Prince George’s County, MD, with an original principal balance of \$701,250.00 and a current interest rate of 8.25%, 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

JUNE 27, 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 \$80,000 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. 106154-1)

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

126933(6-8,6-15,6-22)

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

2805 OCALA AVE.  
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated August 24, 2009 and recorded in Liber 31158, Folio 248 among the Land Records of Prince George’s County, MD, with an original principal balance of \$310,097.00 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 27, 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser’s sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 200849-1)

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

126936(6-8,6-15,6-22)

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

2502 KENNET LA.  
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated June 3, 2008 and recorded in Liber 29929, Folio 574 among the Land Records of Prince George’s County, MD, with an original principal balance of \$205,500.00 and a current interest rate of 4%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 27, 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 \$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. 305078-2)

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

126934(6-8,6-15,6-22)

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

6410 WOODLEY RD.  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated March 13, 2008 and recorded in Liber 29613, Folio 537 among the Land Records of Prince George’s County, MD, with an original principal balance of \$226,446.00 and a current interest rate of 3.625%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 27, 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 \$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. 312385-1)

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

126937(6-8,6-15,6-22)

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

17308 RUSSET DR.  
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated June 23, 2005 and recorded in Liber 22972, Folio 593 among the Land Records of Prince George’s County, MD, with an original principal balance of \$508,000.00 and a current interest rate of 3.125%, 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 27, 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 \$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. 208825-1)

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

126935(6-8,6-15,6-22)

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

1311 KAREN BLVD., UNIT #108 & GARAGE UNIT #4  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated July 27, 2007 and recorded in Liber 28772, Folio 367 among the Land Records of Prince George’s County, MD, with an original principal balance of \$203,186.00 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 27, 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 described as Unit Numbered 108 and Garage Parking Space # 4 in Building Numbered "3", The Addison at St. Paul’s Condominium I and more fully described in the aforesaid Deed of Trust. Tax ID #18-3864261 and Tax ID #18-3865623.

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. 202938-3)

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

126938(6-8,6-15,6-22)

LEGALS

ORDER OF PUBLICATION

2015 Ultra-Safe Fund, LLC  
C/o The Law Offices of  
Stefan B. Ades, LLC  
3604 Eastern Avenue, 4th Floor  
Baltimore, Maryland 21224

vs. Plaintiff

BEVERLY A. BANKS, and  
Mortgage Electronic Registration  
System (MERS), and  
Countrywide Bank, N.A., nka  
Countrywide Bank, FSB, and  
Recon Trust Company, Trustee, and  
BROOKSIDE PARK CONDO-  
MINIUM INC, and

and

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

District of Prince George’s, de-  
scribed as follows: Account No. 12-  
1318856; known as Condominium  
BI Dg 18 Unit 6755 B-2 2,001.0000  
Sq.Ft & Imps. Wilson Bridge.  
Street address of 554 Wilson Bridge  
Dr Unit: 6755 B-2.

Defendants

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

**Civil Action No. CAE 17-11669**

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

The Complaint states, among  
other things, that the amount neces-  
sary for the redemption for the sub-  
ject property has not been paid,  
although more than six (6) months  
and a day from the sale have ex-  
pired, and more than two (2)  
months from the date that the first  
of the two (2) separate pre-suit No-  
tices of the tax sale was sent to each  
required interested party have ex-  
pired.

It is thereupon this 22nd day of  
May, 2017, by the Circuit Court for  
Prince George’s County, Maryland.

ORDERED, that notice be given  
by the insertion of a copy of this  
Order in the Prince George’s Post  
which is a newspaper having gen-  
eral circulation in Prince George’s  
County, Maryland, once a week for  
three (3) consecutive weeks, on or  
before the 16th day of June, 2017,  
warning all persons having or  
claiming to have any interest in the  
property described above to appear  
in this Court by the 25th day of July,  
2017, and redeem their respective  
property or answer the Complaint,  
or thereafter a Final Decree will be  
entered foreclosing all rights of re-  
demption in and as to the property,  
and vesting in the Plaintiff a title in  
fee simple, free and clear of all en-  
cumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126858 (6-1,6-8,6-15)

ORDER OF PUBLICATION

ELWALEED MOHAMED NOUR  
8802 BRAESIDE DRIVE  
LANHAM, MD 20705

vs. Plaintiff

OSCAR T. BEATTY  
PO BOX 54773  
1005 CONGRESS STREET, SE  
UPPER MARLBORO, MD 20772

and

MARY A. BEATTY  
PO BOX 54773  
1005 CONGRESS STREET, SE  
UPPER MARLBORO, MD 20772

and

FINANCE AMERICA  
CORPORATION  
5822 HUBBARD DRIVE  
ROCKVILLE, MD 20852  
SERVE UPON:  
MICHAEL J. RAPPAPORT  
8400 BALTIMORE AVENUE,  
THIRD FLR.  
COLLEGE PARK MD 20740

and

OFFICE OF FINANCE  
COUNTY ADMINISTRATION  
BUILDING SUITE 3200  
14741 GOVERNOR ODEN  
BOWIE DRIVE  
UPPER MARLBORO, MD 20772  
SERVE UPON AUTHORIZED  
OFFICER GAIL D. FRANCIS, DI-  
RECTOR

and

OFFICE OF THE PRINCE  
GEORGE’S COUNTY EXECUTIVE  
14741 GOVERNOR ODEN  
BOWIE DRIVE  
UPPER MARLBORO, MD 20774  
SERVE UPON AUTHORIZED  
OFFICER RUSHERN L. BAKER,  
III, COUNTY EXECUTIVE

and

Any and all persons having or  
claiming to have any interest in the  
fee simple property and premise si-  
tuate, lying and being in the County  
of Prince George’s described on the  
Tax Rolls of Prince George’s County  
and Collector of Taxes for the State  
of Maryland Known as:  
12,496.00 Square Feet, Lunar Manor,  
Lot 8, Block B, Assessment  
\$60,800.00, Liber 04885, Folio 713  
Map 82, Grid A2, Subdivision 5320,  
Plat A-7259 Sixth Election District of  
Prince George’s County, District  
Heights,  
Account Number 06-0469221  
Being Also Known As:  
2102 Ode Road, District Heights,  
MD 20747

Defendants

**In the Circuit Court of Maryland  
for Prince George’s County  
In Equity**

**Case No.: CAE 17-11635**

The subject of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the fee simple prop-  
erty sold by the Prince George’s  
County Treasurer and the State of  
Maryland to the Prince George’s  
County Commissioners and as-  
signed to the Plaintiff in this pro-  
ceeding, said property being  
described as follows:

Certificate Dated: May 11, 2015  
12,496.00 Square Feet, Lunar Manor,  
Lot 8, Block B, Assessment  
\$60,800.00, Liber 04885, Folio 713,  
Map 82, Grid A2, Subdivision 5320,  
Plat A-7259, Sixth Election District  
of Prince George’s County, District  
Heights, Account Number 06-  
0469221  
Being Also Known As: 2102 Ode  
Road, District Heights, MD 20747

The Petition states, among other  
things, that the amount necessary  
for the redemption has not been  
paid for this property.

It is thereupon this 15th day of  
May, 2017, by the Circuit Court of  
Maryland for Prince George’s  
County, Ordered that notice be given  
by the insertion of a copy of this  
Order naming all Defendants in  
some newspaper having a general  
circulation in Prince George’s  
County once a week for three (3)  
successive weeks, warning all per-  
sons interested in the property to ap-  
pear in this Court by 18th day of  
July, 2017, and redeem the property  
aforesaid and answer the petition or  
thereafter a final judgment will be  
entered foreclosing all rights of re-  
demption in the property, and vest-  
ing 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  
126783 (5-25,6-1,6-8)

ORDER OF PUBLICATION

PRINCE GEORGE’S COUNTY,  
MARYLAND  
A Body Corporate and Politic  
County Administration Building  
14741 Gov. Oden Bowie Drive  
Upper Marlboro, MD 20772

vs. Plaintiff

ESTATE OF THEDOSIA SCOTT  
Prince George’s Co. Estate  
Admin No. 84468

Serve:  
Cereta A. Lee, Register of Wills  
Courthouse, Room 4001  
P.O. Box 1729  
Upper Marlboro, MD 20773

and

RICKY A. HAWKINS  
3201 Sage Ln.  
Bowie, MD 20715-1904

and

JARIUS COSTEN  
14210 Gibbons Church Rd.  
Brandywine, MD 20613

and any and all persons that have or  
claim to have any interest in the  
property described as:

Map 146, Grid D4, Par 046, 1.2900  
Acres & Imps., being the property  
described in a deed recorded in  
the land records of Prince  
George’s County at Liber 4552,  
folio 333, at 14210 Gibbons  
Church Rd.,

said property being in the 11th Elec-  
tion District and assessed to Thedo-  
sia Scott under Account 11-1181841.

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
CAE 17-11632**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the foregoing prop-  
erty situated and lying in Prince  
George’s County, Maryland, sold  
by the Collector of Taxes for Prince  
George’s County to the Plaintiff in  
this proceeding.

The Complaint states, among  
other things, that the amount neces-  
sary for redemption has not been  
paid, although more than six  
months from the date of sale has ex-  
pired.

It is thereupon this 15th day of  
May, 2017, by the Circuit Court for  
Prince George’s County, Maryland,  
ORDERED that notice be given by  
the insertion of a copy of this Order  
in some newspaper having a gen-  
eral circulation in Prince George’s  
County, Maryland, once a week for  
three successive weeks, on or before  
the 9th day of June, 2017 warning  
all persons interested in the said prop-  
erty to be and appear in this Court  
by the 18th day of July, 2017 and re-  
deem the aforesaid property and an-  
swer the Complaint, or thereafter a  
Final Order will be rendered fore-  
closing 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  
126784 (5-25,6-1,6-8)

File No. 15-PG-AL-3920

ORDER OF PUBLICATION

MTAG as Cust Alterna  
Funding II LLC  
C/o William M. O’Connell, Esquire  
Law Office of William M.  
O’Connell, LLC  
6701 Democracy Blvd., Suite 300  
Bethesda, MD 20817  
Tel. (301) 571-2450,

vs. Plaintiff

Rosalia Y. Han, and  
Prince George’s County, Maryland,

And

All other persons having or claim-  
ing to have an interest in the prop-  
erty situate and lying in Prince  
George’s County and known as:

**5035 55th Ave  
Hyattsville, MD 20781**

Legal Description: 6,500 Sq.Ft. &  
Imps. Rogers Heights Lot 13 Blk 13  
Account ID: 02-0089094  
Deed Ref.: 07717/00126  
Assessed to: HAN, ROSALIA Y.

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
Case Number: CAE 17-11623**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty, situate in Prince George’s  
County and described as:

**5035 55th Ave, Hyattsville, MD  
20781**  
Legal Description: 6,500 Sq.Ft. &  
Imps. Rogers Heights Lot 13 Blk 13  
Account ID: 02-0089094  
Deed Ref.: 07717/00126  
Assessed to: HAN, ROSALIA Y.

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

It is thereupon this 15th 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 a newspaper having a gen-  
eral circulation in Prince George’s  
County once a week for three suc-  
cessive weeks, before the 9th day of  
June, 2017, warning all persons in-  
terested in the said properties to be  
and appear in this Court by the 18th  
day of July, 2017 and redeem the  
Property, and answer the Com-  
plaint, or thereafter a final judgment  
will be rendered foreclosing all  
rights of redemption in this Prop-  
erty and vesting in the Plaintiff a  
title, free and clear of all encum-  
brances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126786 (5-25,6-1,6-8)

File No. 15-PG-AL-3947

ORDER OF PUBLICATION

MTAG as Cust Alterna  
Funding II LLC  
C/o William M. O’Connell, Esquire  
Law Office of William M.  
O’Connell, LLC  
6701 Democracy Blvd., Suite 300  
Bethesda, MD 20817  
Tel. (301) 571-2450,

vs. Plaintiff

Estate of Elsa Maria Carrillo, and  
Timothy P. O’Brien, Special Ad-  
ministrator for the Estate of  
Elsa Maria Carrillo, and  
James Williamson, Lender, and  
Prince George’s County, Maryland,

And

All other persons having or claim-  
ing to have an interest in the prop-  
erty situate and lying in Prince  
George’s County and known as:

**3401 39th Ave  
Brentwood, MD 20722**

Legal Description: LTS 47.48 4,000  
Sq.Ft. & Imps. Colmar Manor Blk 10  
Account ID: 02-0151951  
Deed Ref.: 29332/00001  
Assessed to: Elsa M. Carrillo,

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
Case Number: CAE 17-11625**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty, situate in Prince George’s  
County and described as:

**3401 39th Ave, Brentwood, MD  
20722**  
Legal Description: LTS 47.48 4,000  
Sq.Ft. & Imps. Colmar Manor Blk 10  
Account ID: 02-0151951  
Deed Ref.: 29332/00001  
Assessed to: Elsa M. Carrillo

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

It is thereupon this 15th day of  
May, 2017, by the Circuit Court for  
Prince George’s County;

LEGALS

ORDERED, that notice be given by  
the insertion of a copy of this Order  
in a newspaper having a general cir-  
culation in Prince George’s County  
once a week for three successive  
weeks, before the 9th day of June,  
2017, warning all persons interested  
in the said properties to be and ap-  
pear in this Court by the 18th day of  
July, 2017 and redeem the Property,  
and answer the Complaint, or there-  
after a final judgment will be ren-  
dered foreclosing all rights of re-  
demption 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  
126787 (5-25,6-1,6-8)

File No. 15-PG-AL-3931

ORDER OF PUBLICATION

MTAG as Cust Alterna  
Funding II LLC  
C/o William M. O’Connell, Esquire  
Law Office of William M.  
O’Connell, LLC  
6701 Democracy Blvd., Suite 300  
Bethesda, MD 20817  
Tel. (301) 571-2450,

Plaintiff

vs.

Creekside Capital Associates, LLC,  
and Prince George’s County, Mary-  
land,

And

All other persons having or claim-  
ing to have an interest in the prop-  
erty situate and lying in Prince  
George’s County and known as:

**8900 Edgeworth Dr, Unit H  
Capitol Heights, MD 20743**

Legal Description: UNIT H, 2,700  
Sq.Ft. & Imps. Edgeworth Commer-  
cial Center Condominium  
Account ID: 13-3641586  
Deed Ref.: 35333/00477  
Assessed to: CREEKSIDE CAPITAL  
ASSOCIATES, LLC,

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
Case Number: CAE 17-11624**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty, situate in Prince George’s  
County and described as:

**8900 Edgeworth Dr., Unit H, Capi-  
tol Heights, MD 20743**  
Legal Description: UNIT H, 2,700  
Sq.Ft. & Imps. Edgeworth Commer-  
cial Center Condominium  
Account ID: 13-3641586  
Deed Ref.: 35333/00477  
Assessed to: CREEKSIDE CAPITAL  
ASSOCIATES, LLC

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

It is thereupon this 15th 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 a newspaper having a gen-  
eral circulation in Prince George’s  
County once a week for three suc-  
cessive weeks, before the 9th day of  
June, 2017, warning all persons in-  
terested in the said properties to be  
and appear in this Court by the 18th  
day of July, 2017 and redeem the  
Property, and answer the Com-  
plaint, or thereafter a final judgment  
will be rendered foreclosing all  
rights of redemption in this Prop-  
erty and vesting in the Plaintiff a  
title, free and clear of all encum-  
brances.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126788 (5-25,6-1,6-8)

File No. 15-PG-AL-3902

ORDER OF PUBLICATION

MTAG as Cust Alterna  
Funding II LLC  
C/o William M. O’Connell, Esquire  
Law Office of William M.  
O’Connell, LLC  
6701 Democracy Blvd., Suite 300  
Bethesda, MD 20817  
Tel. (301) 571-2450,

vs. Plaintiff

ARMJ Properties, Inc., and  
Gemini Organization, Ltd., and  
Kyle L. Doniff, Trustee, and  
Prince George’s County, Maryland,

And

All other persons having or claim-  
ing to have an interest in the prop-  
erty situate and lying in Prince  
George’s County and known as:

**3731 Rhode Island Ave  
Brentwood, MD 20722**

Legal Description: NCONF USE-  
HOUSE  
Account ID: 17-1896562  
Deed Ref.: 32378/00451  
Assessed to: ARMJ PROPERTIES  
INC,

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
Case Number: CAE 17-11089**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty, situate in Prince George’s  
County and described as:

**3731 Rhode Island Ave, Brentwood,  
MD 20722**  
Legal Description: NCONF USE-  
HOUSE  
Account ID: 17-1896562  
Deed Ref.: 32378/00451  
Assessed to: ARMJ PROPERTIES  
INC

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

It is thereupon this 15th 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 a newspaper having a general cir-  
culation in Prince George’s County  
once a week for three successive  
weeks, before the 9th day of June,  
2017, warning all persons interested  
in the said properties to be and ap-  
pear in this Court by the 18th day of  
July, 2017 and redeem the Property,  
and answer the Complaint, or there-  
after a final judgment will be ren-  
dered foreclosing all rights of re-  
demption 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  
126789 (5-25,6-1,6-8)

LEGALS

NOTICE

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

Plaintiffs

vs.

Maria Christina Bedola  
Defendant  
**IN THE CIRCUIT COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND**  
**CIVIL NO. CAEF 14-23496**

ORDERED, this 15th day of May,  
2017 by the Circuit Court of  
PRINCE GEORGE’S COUNTY,  
Maryland, that the sale of the prop-  
erty at 4404 30th Street, Mount  
Rainier, Maryland 20712 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 15th day of June, 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  
15th day of June, 2017, next.

The report states the amount of  
sale to be \$212,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126855 (6-1,6-8,6-15)

MECHANIC’S LIEN SALE

Patricia Huffman will sell at pub-  
lic auction the following mobile  
homes under & by virtue of section  
16-202 and 16207 of the Maryland  
statutes for repairs, storage & other  
lawful charges. Cash Public Sale.

Mobile Homes

97 TORCH VIN# 70142776

81 LIBERTY VIN# S08L18250

72 WIND VIN# 210

77 MARL VIN# P14270FLKR70061

07 COLO VIN# SF22066AB

78 HOLP VIN #FBRMK6029105

Sale to be held at the Circuit Court  
for Prince George’s County, 14735  
Main Street Upper Marlboro, MD  
20772 (more specifically, nearest the  
West Court Drive side of the court-  
yard) at 10:30 am on June 22, 2017.  
Bidders must register with the Auc-  
tioneer by 10:15am. Auctioneer re-  
serves the right to post a minimum  
bid.

Patricia Huffman  
630 Deale Road Deale MD 20751  
443-684-9299

126925 (6-8,6-15)

NOTICE

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

Plaintiffs

vs.

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 prop-  
erty at 1804 Folk Drive, Fort Wash-  
ington, Maryland 20744 mentioned  
in these proceedings, made and re-  
ported by Laura H.G. O’Sullivan, et  
al., Substitute Trustees, be ratified  
and confirmed,

LEGALS

**NOTICE**  
Laura H.G. O’Sullivan, et al.,  
Substitute Trustees  
vs.  
Quanita Battle and  
Kenneth J Battle

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

**CIVIL NO. CAEF 16-25579**  
ORDERED, this 15th day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7248 Flag Harbor Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th 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 15th day of June, 2017, next.

The report states the amount of sale to be \$195,000.00.

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

126772 (5-25,6-1,6-8)

Diane K. Kuwamura, Esquire  
Kuwamura Della Rocca  
Law Group, P.A.  
1010 Wayne Avenue, Suite 350  
Silver Spring, MD 20910  
301-587-2241

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOHN R. FORT**

Notice is given that Sandra F. Clapp, whose address is 815 Nichols Street, Fulton, MO 65251, was on May 16, 2017 appointed Personal Representative of the estate of John R. Fort, who died on March 7, 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 (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 16th 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.

SANDRA F. CLAPP  
Personal Representative

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

Estate No. 105857  
126835 (5-25,6-1,6-8)

ORDER OF PUBLICATION

2015 Ultra-Safe Fund, LLC  
C/o The Law Offices of  
Stefan B. Ades, LLC  
3604 Eastern Avenue, 4th Floor  
Baltimore, Maryland 21224

Plaintiff  
vs.

MARIE H. GAITHER, and  
Prince George’s County, Maryland

and

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

District of Prince George’s, described as follows: Account No. 17-3754389; known as 386.0000 Sq Ft & Imps The Fairmont 1005.  
Street address of 1005 Chillum Rd Unit: 202.

Defendants

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

**Civil Action No. CAE 17-11671**

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

The Complaint states, among other things, that the amount necessary for the redemption for the sub-

ject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 22nd day of May, 2017, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post which is a newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of June, 2017, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 25th day of July, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126860 (6-1,6-8,6-15)

LEGALS

ORDER OF PUBLICATION

2015 Ultra-Safe Fund, LLC  
C/o The Law Offices of  
Stefan B. Ades, LLC  
3604 Eastern Avenue, 4th Floor  
Baltimore, Maryland 21224

Plaintiff  
vs.

Ana Horton, and  
Mortgage Electronic Registration System (MERS), and  
Weichert Financial Services, and  
Michael DuFour, Esquire, Trustee, and  
US Bank National Association, as Trustee, and  
Kenneth J. MacFadyen, Trustee, and  
James J. Loftus, Trustee, and  
Miriam S. Fuchs, Trustee, and  
Jeff Huston, Trustee, and  
PARKWAY CONDOMINIUM ASSOCIATION, INC., and

Prince George’s County, Maryland

and

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

District of Prince George’s, described as follows: Account No. 2-183178; known as Unit 306 964.0000 Sq.Ft & Imps. County Club Tower.  
Street address of 6011 Emerson St Unit: 306.

Defendants

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

**Civil Action No. CAE 17-11670**

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

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

It is thereupon this 22nd day of May, 2017, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post which is a newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of June, 2017, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 25th day of July, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126859 (6-1,6-8,6-15)

LEGALS

ENACTED BILLS

COUNTY COUNCIL OF  
PRINCE GEORGE’S COUNTY, MARYLAND

**CB-2-2017 - AN ORDINANCE CONCERNING COMPREHENSIVE DESIGN ZONES** for the purpose of permitting an Adult Day Care Center in the Employment and Institutional Area (E-I-A) Zone. ENACTED: 4/25/2017; EFFECTIVE: 6/12/2017

**CB-4-2017 (DR-2) - AN ORDINANCE CONCERNING C-O ZONE** for the purpose of permitting certain residential development within the C-O (Commercial - Office) Zone, under certain specified circumstances. ENACTED: 3/21/2017; EFFECTIVE: 3/21/2017

**CB-6-2017 (DR-2) - AN ACT CONCERNING ELECTRONIC PUBLIC NOTICE** for the purpose of improving access to public information by requiring all public bodies to provide electronic notice of public meetings on a central website. ENACTED: 4/18/2017; SIGNED: 5/10/2017; EFFECTIVE: 6/26/2017

**CB-8-2017 (DR-2) - AN ACT CONCERNING RECYCLING - SPECIAL EVENTS** for the purpose of providing for recycling at certain special events; providing for more stringent recycling requirements and civil penalties; providing for reporting requirements; providing for compliance with a certain Recycling Plan; providing for the collection and disposition of certain civil penalties; providing for certain inspections; and generally relating to recycling. ENACTED: 4/18/2017; SIGNED: 5/5/2017; EFFECTIVE: 7/1/2017

**CB-9-2017 (DR-3) - AN ACT CONCERNING PRINCE GEORGE’S COUNTY COMMISSION ON FATHERS, MEN, AND BOYS** for the purpose of establishing a Commission on Fathers, Men, and Boys in Prince George’s County. ENACTED: 4/18/2017; SIGNED: 5/5/2017; EFFECTIVE: 6/20/2017

**CB-10-2017 (DR-2) - AN ORDINANCE CONCERNING AGRITOURISM SIGNS** for the purpose of permitting the use of signs promoting Agritourism and generally relating to Agritourism signs. ENACTED: 5/2/2017; EFFECTIVE: 6/19/2017

**CB-13-2017 (DR-2) - AN ACT CONCERNING THE BOARD OF HEALTH** for the purpose of clarifying and augmenting the duties and responsibilities of the County Council, sitting as the Board of Health, and generally relating to the Board of Health. ENACTED: 3/28/2017; SIGNED: 4/12/2017; EFFECTIVE: 5/30/2017

**CB-16-2017 - AN ORDINANCE CONCERNING ZONING -- DEFINITIONS -- AGRICULTURE** for the purpose of amending the definition of Agriculture set forth in the Zoning Ordinance to include the production of mulch. ENACTED: 5/2/2017; EFFECTIVE: 6/19/2017

**CB-17-2017 - AN ORDINANCE CONCERNING ZONES AND ZONING MAPS - CONVEYANCES OF PROPERTY BY THE STATE OF MARYLAND FOR THE UNIVERSITY OF MARYLAND** for the purpose of amending the Zoning Ordinance provision limiting the zoning classification applicable to conveyances of land by the University of Maryland or the State of Maryland. ENACTED: 5/2/2017; EFFECTIVE: 6/19/2017

**CB-19-2017 (DR-2) - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - FRATERNAL ORDER OF POLICE PRINCE GEORGE’S COUNTY LODGE 89, INC.** for the purpose of amending the labor agreement by and between Prince George’s County, Maryland and the Fraternal Order of Police, Prince George’s County Lodge 89, Inc., to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George’s County Public Employee Relations Board. ENACTED: 4/25/2017; SIGNED: 5/5/2017; EFFECTIVE: 6/20/2017

**CB-32-2017 (DR-2) - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 67, (AFSCME), AFL-CIO, AND ITS AFFILIATED LOCALS 2462, 2735, 3389, AND 1170** for the purpose of approving the labor agreement by and between Prince George’s County, Maryland and Council 67, American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, and its affiliated Locals 2462, 2735, 3389 and 1170 to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board. ENACTED: 5/9/2017; SIGNED: 5/18/2017; EFFECTIVE: 7/3/2017

**CB-34-2017 (DR-2) - AN ORDINANCE CONCERNING PRIVATE LIMOUSINE SERVICE DISPATCHING STATIONS IN THE I-3 ZONE** for the purpose of clarifying the requirements set forth in the Zoning Ordinance for Private Limousine Service Dispatching Stations, a permitted use, in the I-3 (Planned Industrial – Employment Park) Zone, under certain specific circumstances. ENACTED: 5/16/2017; EFFECTIVE: 5/16/2017

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council

Copies of these documents may be obtained from the Office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600 or are available for viewing online at <https://princegeorgescountymd.legistar.com>

127000 (6-8)

COUNTY COUNCIL HEARINGS

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

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

TUESDAY, JUNE 13, 2017

10:00 A.M.

Notice is hereby given that on Tuesday, June 13, 2017 the County Council of Prince George’s County, Maryland, will hold the following public hearings:

**CR-34-2017 - A RESOLUTION CONCERNING CONTRACT APPROVALS** for the purpose of approving a multi-year Financing Agreement to fund the county’s portion of the new Regional Medical Center.

**CR-35-2017 - A RESOLUTION CONCERNING CONTRACT APPROVALS** for the purpose of approving a multi-year financing agreement for the lease purchase financing of essential Prince George’s County (“County”) equipment and vehicles and to refinance outstanding certificates of participation.

**CR-36-2017 - A RESOLUTION CONCERNING PILOT AGREEMENT FOR THE NEW CARROLLTON STATION PROJECT** for the purpose of approving the terms and conditions of a negotiated Payment in Lieu of Taxes (PILOT) Agreement between Prince George’s County, Maryland (County) and New Carrollton Developer, LLC (Developer) for the New Carrollton Station Project (Project).

**CR-37-2017 - A RESOLUTION CONCERNING CONTRACT APPROVALS** for the purpose of approving certain multi-year contracts in accordance with the Prince George’s County Charter and Subtitle 10 of the Prince George’s County Code.

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600 or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>.

Free parking and shuttle bus service is available at the Prince George’s Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County business.

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

ATTEST:  
Redis C. Floyd  
Clerk of the Council

126905 (6-1,6-8)

LEGALS

NOTICE

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

Michael A. Rowe  
Defendant

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

**CIVIL NO. CAEF 16-40116**

ORDERED, this 26th day of May, 2017 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9536 Noble Drive, 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 26th 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 26th day of June, 2017, next.

The report states the amount of sale to be \$216,600.00.

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

126964 (6-8,6-15,6-22)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CARLINE JACKSON**

Notice is given that Wayne Foster Seals, whose address is 8910 91st Place, Lanham, MD 20706, was on May 15, 2017 appointed Personal Representative of the estate of Carline Jackson who died on April 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 15th 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.

WAYNE FOSTER SEALS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 106385

126831 (5-25,6-1,6-8)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DOROTHY LOUISE COWAN**

Notice is given that Mark Cowan, whose address is 965 Bonnett Hill Road, Maurertown, VA 22644, and Oden Cowan, whose address is 154 Edenderry Avenue, Centreville, MD 21617, was on May 15, 2017 appointed co-Personal Representatives of the estate of Dorothy Louise Cowan who died on March 23, 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 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 15th day of November, 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.

MARK COWAN  
ODEN COWAN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 106584

126834 (5-25,6-1,6-8)

PRINCE GEORGE’S COUNTY  
GOVERNMENT

**Board of License  
Commissioners**

**(Liquor Control Board)**

JUNE 27, 2017

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

TRANSFER

Yan Chen, President, Xu Lin, Vice President, Chao Chen, Secretary, Kegeng Xie, Treasurer, for a Class A, Beer, Wine and Liquor License for the use of EPLONGXIN, Inc., t/a **Palmer Liquors**, 7222 Martin Luther King Highway, Landover, 20785, transfer from Multi-Bil, Inc., t/a Palmer Restaurant and Liquors, Shin Ja Lee, President/Secretary/Treasurer.

Hersson Funes, President/Secretary, Rene Moreno, Treasurer, for a Class B, Beer, Wine and Liquor License for the use of Herki, Inc., t/a **El Triunfo Tex Mex Restaurant**, 1835 University Blvd., E., Suite 100, Hyattsville, 20783, transfer from Escoba, Inc., t/a El Triunfo Restaurant, Vidal Escobar, President/Secretary, Alexander Rivera, Treasurer.

Alan Cohen, Manager/Authorized Person, Eric Siegel, Manager/Authorized Person, for a Class C, GCC, Beer, Wine and Liquor License for the use of C5 Patuxent Greens, LLC, t/a **Patuxent Greens Golf Club and Banquet Facility**, 14415 Greenview Drive, Laurel, 20708, transfer from PCC Beverages, Inc., t/a Patuxent Greens Country Club, Timothy O’Brien, President/Secretary.

TRANSFER OF LOCATION

Kewal Bhagat, Managing Member, for a Class A, Beer, Wine and Liquor License for the use of NK Liquors, LLC, t/a **#1 Liquors**, 14703 Baltimore Avenue, Laurel, 20707, transfer of location from Chawla, LLC, t/a #1 Liquors, 8200 Baltimore Avenue, College Park, 20740, Rakesh Chawla, Managing Member, Kewal Bhagat, Authorized Person.

Francisca E. Marcial-Urena, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor License for the use of Manna Restaurant & Bar, Inc., t/a **Manna Restaurant & Bar**, 1401 University Blvd., Suite G-11, Hyattsville, 20783, transfer of location from Kuo’s Gourmet, Inc., t/a House of Peking Chicken, 13524 Baltimore Avenue, Laurel, 20707, Fung Kuo, President, Yu-Kuo, Secretary/ Treasurer.

NEW

Vu Huynh, CEO, David Neal, CFO, for a new Class B, Beer, Wine, and Liquor License for the use of Beclaws Enterprise, Inc., t/a **Beclaws**, 6450 America Boulevard, Suite 105, Hyattsville, 20782.

LaVerne Tinsley, President, for a new Class B, Beer, Wine and Liquor License for the use of Blue Waters Restaurants, Inc., t/a **Blue Waters Caribbean and Seafood Grill**, 6349 Old Branch Avenue, Temple Hills, 20748.

Luis Membreno, Owner, for a new Class B, Beer, Wine and Liquor License for the use of Corinto Restaurant, LLC, t/a **Corinto Restaurant**, 7611 Marlboro Pike, District Heights, 20747.

Deisy Alvarez, President, Pedro Alvarez, Vice-President, for a new Class B, Beer, Wine and Liquor License for the use of Daisys Grill Restaurant Inc., t/a **Daisys Grill Restaurant**, 8503-5 Oxon Hill Road, Fort Washington, 20744.

A hearing will be held at 9200 Basil Court, Room 410, Largo, Maryland 20774, 10:00 a.m., Tuesday, June 27, 2017. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:  
Kelly E. Markomanolakis  
Administrative Assistant  
May 4, 2017

126924 (6-8,6-15)

PRINCE GEORGE’S COUNTY  
GOVERNMENT

**BOARD OF LICENSE  
COMMISSIONERS**

**NOTICE OF  
PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County on July 25, 2017 and will be heard on September 26, 2017. Those licenses are:

Class B, Beer and Wine – 17 BW 25

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

A Public Hearing is also scheduled for July 12 at 7:00 p.m., at the 9200 Basil Court, Room 410, Largo, Maryland 20774. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:  
Kelly E. Markomanolakis  
Administrative Assistant  
May 5, 2017

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**

**410 HAYWORTH PL.  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated October 16, 2006 and recorded in Liber 30156, Folio 45 among the Land Records of Prince George's County, MD, with an original principal balance of \$360,000.00 and a current interest rate of 7.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 13, 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 \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 56782-1)

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

126800 (5-25,6-1,6-8)

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**

**4201 ALTON ST.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated April 24, 2003 and recorded in Liber 17569, Folio 360 among the Land Records of Prince George's County, MD, with an original principal balance of \$141,186.00 and a current interest rate of 3.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 13, 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 \$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. 197698-1)

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

126801 (5-25,6-1,6-8)

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**

**3450 TOLEDO TERR., UNIT #613  
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust dated November 2, 2005 and recorded in Liber 23515, Folio 401 among the Land Records of Prince George's County, MD, with an original principal balance of \$156,000.00 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

**JUNE 13, 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 613 in the Seville, a Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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. 308412-1)

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

126802 (5-25,6-1,6-8)

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**

**8800 OXWELL LA.  
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust dated December 29, 2008 and recorded in Liber 30280, Folio 541 among the Land Records of Prince George's County, MD, with an original principal balance of \$334,584.00 and a current interest rate of 3.625%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 13, 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 \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 169925-2)

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

126803 (5-25,6-1,6-8)

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**

**4409 34TH ST.  
BRENTWOOD, MD 20722**

Under a power of sale contained in a certain Deed of Trust dated March 25, 2005 and recorded in Liber 22068, Folio 668 among the Land Records of Prince George's County, MD, with an original principal balance of \$183,600.00 and a current interest rate of 6.29%, 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 13, 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 \$18,000 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. 197599-1)

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

126804 (5-25,6-1,6-8)

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**

**13014 WINDING CREEK LA.  
BOWIE A/R/T/A MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated July 21, 2014 and recorded in Liber 36284, Folio 636 among the Land Records of Prince George's County, MD, with an original principal balance of \$591,992.00 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

**JUNE 13, 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.

The property is being sold subject to utility liens of record.

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. 305584-3)

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

126805 (5-25,6-1,6-8)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

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

6902 STORCH CIRCLE  
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Seneca B Coehins and Vashon L Coehins, dated November 26, 2007, and recorded in Liber 29373 at folio 568 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 20, 2017  
AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 # 15-615336)

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

126884 (6-1,6-8,6-15)

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

1211 PEACHWOOD LA.  
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated May 16, 2013 and recorded in Liber 35281, Folio 410 among the Land Records of Prince George's County, MD, with an original principal balance of \$279,100.00 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

JUNE 20, 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 303360-2)

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

126879 (6-1,6-8,6-15)

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

11302 BENNINGTON DR.  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated May 15, 2015 and recorded in Liber 37218, Folio 431 among the Land Records of Prince George's County, MD, with an original principal balance of \$279,000.00 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 20, 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 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. 305904-1)

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

126875 (6-1,6-8,6-15)

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

3428 MEMPHIS LA.  
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated November 2, 2006 and recorded in Liber 26787, Folio 561 among the Land Records of Prince George's County, MD, with an original principal balance of \$296,000.00 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 20, 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 \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 200307-1)

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

126880 (6-1,6-8,6-15)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ERNESTO MONTIJO JR

Notice is given that Betty Petree, whose address is 719 Greyledge Blvd, Chester, VA 23836, was on May 23, 2017 appointed personal representative of the small estate of Ernesto Montijo Jr, who died on May 7, 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.

BETTY PETREE  
Personal Representative

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

Estate No. 106669

127013 (6-8)

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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

1101 PRIME LA.  
LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated February 14, 2005 and recorded in Liber 21774, Folio 356 among the Land Records of Prince George's County, MD, with an original principal balance of \$400,500.00 and a current interest rate of 2.18%, 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 27, 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 \$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. 306172-2)

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

126940 (6-8,6-15,6-22)

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LEGALS

ORDER OF PUBLICATION

2015 Ultra-Safe Fund, LLC  
C/o The Law Offices of  
Stefan B. Ades, LLC  
3604 Eastern Avenue, 4th Floor  
Baltimore, Maryland 21224

vs. Plaintiff

BROOKSIDE PARK CONDO-  
MINIUM INC, and  
Deutsche Bank National Trust Com-  
pany As Trustee, and  
Mortgage Electronic Registration  
System (MERS), and  
First Franklin a Division of National  
City Bank, and  
Ronald L. Chasen, Trustee, and  
Jeffrey B. Fisher, Substitute Trustee,  
and  
Stephen N. Goldberg, Substitute  
Trustee, and  
Carletta M. Grier, Substitute  
Trustee, and  
Virginia S. Inzer, Substitute Trustee,  
and

Prince George’s County, Maryland  
and

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

District of Prince George’s, de-  
scribed as follows: Account No. 12-  
1319672; known as Dldg 21 Unit 6  
775 C-2 T-Dt S/b 07/19/04 L19982  
F653 2,0001.0000 Sq.Ft & Imps. Wil-  
son Bridge.  
Street address of 574 Wilson Bridge  
Dr Unit: 6775 C-2.

Defendants  
**In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
Civil Action No. CAE 17-11678**

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

The Complaint states, among  
other things, that the amount neces-  
sary for the redemption for the sub-  
ject property has not been paid,  
although more than six (6) months  
and a day from the sale have ex-  
pired, and more than two (2)  
months from the date that the first  
of the two (2) separate pre-suit No-  
tices of the tax sale was sent to each  
required interested party have ex-  
pired.

It is thereupon this 30th day of  
May, 2017 by the Circuit Court for  
Prince George’s County, Maryland.

ORDERED, that notice be given  
by the insertion of a copy of this  
Order in the Prince George’s Post  
which is a newspaper having gen-  
eral circulation in Prince George’s  
County, Maryland, once a week for  
three (3) consecutive weeks, on or  
before the 23rd day of June, 2017,  
warning all persons having or  
claiming to have any interest in the  
property described above to appear  
in this Court by the 1st day of Aug-  
ust, 2017, and redeem their respec-  
tive property or answer the  
Complaint, or thereafter a Final De-  
cree will be entered foreclosing all  
rights of redemption in and as to the  
property, and vesting in the Plaintiff  
a title in fee simple, free and clear of  
all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126967 (6-8,6-15,6-22)

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.

Santos I. Argueta

AND

Elsa Marina Lopez Argueta

4918 A Megan Drive  
Clinton, MD 20735

Defendants

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 16-40123**

Notice is hereby given this 23rd  
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 23rd 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 23rd day of June, 2017.

The Report of Sale states the  
amount of the foreclosure sale price  
to be \$186,300.00. The property sold  
herein is known as 4918 A Megan  
Drive, Clinton, MD 20735.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126888 (6-1,6-8,6-15)

ORDER OF PUBLICATION

2015 Ultra-Safe Fund, LLC  
C/o The Law Offices of  
Stefan B. Ades, LLC  
3604 Eastern Avenue, 4th Floor  
Baltimore, Maryland 21224

vs. Plaintiff

SAMUEL BECTON, and  
SPENCER BECTON, and  
BROOKSIDE PARK CONDO-  
MINIUM INC, and  
Bank of America, N.A., and  
PRLAP, Inc., Trustee, and

Prince George’s County, Maryland  
and

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

District of Prince George’s, de-  
scribed as follows: Account No. 12-  
1318567; known as Condominium  
BI DG 17 Unit 6747 D-1 2,001.0000  
Sq Ft & Imps Wilson Bridge.  
Street address of 546 Wilson Bridge  
Dr Unit: 6747 D-1.

Defendants

**In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
Civil Action No. CAE 17-11680**

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

The Complaint states, among  
other things, that the amount neces-  
sary for the redemption for the sub-  
ject property has not been paid,  
although more than six (6) months  
and a day from the sale have ex-  
pired, and more than two (2)  
months from the date that the first  
of the two (2) separate pre-suit No-  
tices of the tax sale was sent to each  
required interested party have ex-  
pired.

It is thereupon this 30th day of  
May, 2017 by the Circuit Court for  
Prince George’s County, Maryland.

ORDERED, that notice be given  
by the insertion of a copy of this  
Order in the Prince George’s Post  
which is a newspaper having gen-  
eral circulation in Prince George’s  
County, Maryland, once a week for  
three (3) consecutive weeks, on or  
before the 23rd day of June, 2017,  
warning all persons having or  
claiming to have any interest in the  
property described above to appear  
in this Court by the 1st day of Aug-  
ust, 2017, and redeem their respec-  
tive property or answer the  
Complaint, or thereafter a Final De-  
cree will be entered foreclosing all  
rights of redemption in and as to the  
property, and vesting in the Plaintiff  
a title in fee simple, free and clear of  
all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126968 (6-8,6-15,6-22)

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

vs.  
Michael P. Ford, Jr.,  
a/k/a Michael Patrick Ford Jr.

AND

Candace N. Ford

AND

Mary R. Morgan

6303 Snow Chief Court  
Upper Marlboro, MD 20772

Defendants

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAE 13-09612**

Notice is hereby given this 17th  
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 19th 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 19th day of June, 2017.

The Report of Sale states the  
amount of the foreclosure sale price  
to be \$405,885.97. The property sold  
herein is known as 6303 Snow Chief  
Court, Upper Marlboro, MD 20772.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126837 (5-25,6-1,6-8)

LEGALS

NOTICE

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

vs. Plaintiffs

Jarnice N Roach, Samuel K. Roach  
and Antoinne K. Roach

Defendants

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

**CIVIL NO. CAEF 16-25119**

ORDERED, this 1st day of June,  
2017 by the Circuit Court of  
PRINCE GEORGE’S COUNTY,  
Maryland, that the sale of the prop-  
erty at 3611 Endsley Place, Upper  
Marlboro, Maryland 20772 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 3rd day of July, 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  
3rd day of July, 2017, next.

The report states the amount of  
sale to be \$168,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

127011 (6-8,6-15,6-22)

NOTICE

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

vs. Plaintiffs

Phyllis Lane

Defendant

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

**CIVIL NO. CAEF 16-01390**

ORDERED, this 22nd day of May,  
2017 by the Circuit Court of  
PRINCE GEORGE’S COUNTY,  
Maryland, that the sale of the prop-  
erty at 1007 Huntsworth Court,  
Capitol Heights, Maryland 20743  
mentioned in these proceedings,  
made and reported by Laura H.G.  
O’Sullivan, et al., Substitute  
Trustees, be ratified and confirmed,  
unless cause to the contrary thereof  
be shown on or before the 22nd 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 suc-  
cessive weeks before the 22nd day  
of June, 2017, next.

The report states the amount of  
sale to be \$123,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126857 (6-1,6-8,6-15)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

RONALD E. EVANS  
7108 Chickweed Court  
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 16-38333**

Notice is hereby given this 17th  
day of May, 2017, by the Circuit  
Court for Prince George’s County,  
Maryland, that the sale of the prop-  
erty mentioned in these proceedings  
and described as 7108 Chickweed  
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 be-  
fore the 19th day of June, 2017, pro-  
vided a copy of this NOTICE be  
inserted in some weekly newspaper  
printed in said County, once in each  
of three successive weeks before the  
19th day of June, 2017.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126843 (5-25,6-1,6-8)

NOTICE

IN THE MATTER OF:  
**Ashia Maria Bello**

FOR THE CHANGE OF  
NAME TO:  
**Ashia Maria Borders**

**In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 17-12672**

A petition has been filed to change  
the name of Ashia Maria Bello to  
Ashia Maria Borders.

The latest day by which an ob-  
jection to the petition may be filed is  
June 26, 2017.

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

126956 (6-8)

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Prince George’s  
County  
Since 1932*

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

PATRICIA MILLER AKA  
PATRICIA P. MILLER  
2415 Baikal Loop  
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 15-31636**

Notice is hereby given this 17th  
day of May, 2017, by the Circuit  
Court for Prince George’s County,  
Maryland, that the sale of the prop-  
erty mentioned in these proceedings  
and described as 2415 Baikal Loop,  
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 be-  
fore the 19th day of June, 2017, pro-  
vided a copy of this NOTICE be  
inserted in some weekly newspaper  
printed in said County, once in each  
of three successive weeks before the  
19th day of June, 2017.

The report states the purchase  
price at the Foreclosure sale to be  
\$258,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126838 (5-25,6-1,6-8)

NOTICE

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

vs. Plaintiffs

Estate of Josephine Sullivan and  
Carlton C. Sullivan

Defendants

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

**CIVIL NO. CAEF 17-03768**

ORDERED, this 11th day of May,  
2017 by the Circuit Court of  
PRINCE GEORGE’S COUNTY,  
Maryland, that the sale of the prop-  
erty at 4811 Emo Street, Capitol  
Heights, Maryland 20743 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 12th day of June, 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  
12th day of June, 2017, next.

The report states the amount of  
sale to be \$166,200.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126771 (5-25,6-1,6-8)

**THE PRINCE  
GEORGE’S POST**  
**Call 301-627-0900**  
**Fax 301-627-6260**

Brian J. Crepeau, Esq.  
Rosenberg Martin Greenburg, LLP  
25 South Charles Street, 21st Floor  
Baltimore, MD 21201  
410-727-6600

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHARLES E. RENNER, JR.**

Notice is given that C. Kevin Ren-  
ner, whose address is 2731 Price  
Road, Crofton, MD 21114, and Sher-  
ee Ruhl, whose address is 3411 Morlock  
Lane, Bowie, MD 20715, was on May  
22, 2017 appointed co-Personal Rep-  
resentatives of the estate of Charles  
E. Renner, Jr. who died on March 25,  
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 co-personal repre-  
sentatives 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 22nd day of  
November, 2017.

Any person having a claim against  
the decedent must present the claim  
to the undersigned co-personal rep-  
resentatives or file it with the Regis-  
ter of Wills with a copy to the un-  
dersigned on or before the earlier of  
the following dates:

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

(2) Two months after the co-per-  
sonal representatives mails or other-  
wise 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.

C. KEVIN RENNER  
SHEREE RUHL  
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. 106659

126903 (6-1,6-8,6-15)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ANITA R. BROWN  
9204 Milligan Court  
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 16-24942**

Notice is hereby given this 25th  
day of May, 2017, by the Circuit  
Court for Prince George’s County,  
Maryland, that the sale of the prop-  
erty mentioned in these proceedings  
and described as 9204 Milligan  
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 be-  
fore the 26th day of June, 2017, pro-  
vided a copy of this NOTICE be  
inserted in some weekly newspaper  
printed in said County, once in each  
of three successive weeks before the  
26th day of June, 2017.

The report states the purchase  
price at the Foreclosure sale to be  
\$363,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126962 (6-8,6-15,6-22)

NOTICE

JOSEPHINE EBINUM

vs. Plaintiff

GLOVER EZEH

Defendant

**In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAD 07-21994**

NOTICE IS HEREBY given this  
18th day of May, 2017, by the Circuit  
Court of Prince George’s County,  
Maryland, that the sale of the prop-  
erty mentioned in these proceed-  
ings, specifically, 4419 Cape Cod  
Circle, Bowie, MD 20720 made and  
reported by Abigale Bruce-Watson,  
Trustee, will be ratified and con-  
firmed, unless cause to the contrary  
be shown on or before the 19th day  
of June, 2017.

PROVIDED, a copy of this Notice  
be inserted in a newspaper pub-  
lished in said County, one in each  
of three (3) successive weeks before  
the 19th day of June, 2017.

THE REPORT STATES the amount  
of the sale to be One Hundred  
Eighty-Seven Thousand Dollars and  
No Cents (\$187,000.00).

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126844 (5-25,6-1,6-8)

**THE PRINCE  
GEORGE’S POST**  
**Call 301-627-0900**  
**Fax 301-627-6260**

Adam L. Abrahams  
Meyers Hurvitz Abrahams LLC  
3206 Tower Oaks Blvd., 4th Floor  
Rockville, MD 20852  
240-283-1162



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

**9311 SMALL DR.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated November 18, 2009 and recorded in Liber 31303, Folio 366 among the Land Records of Prince George's County, MD, with an original principal balance of \$384,736.00 and a current interest rate of 5.25%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 27, 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 \$35,000 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. 201266-1)

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

126941 (6-8,6-15,6-22)

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

**7983 RIGGS RD., UNIT #8  
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated August 26, 2004 and recorded in Liber 20501, Folio 80 among the Land Records of Prince George's County, MD, with an original principal balance of \$69,000.00 and a current interest rate of 7.875%, 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 27, 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 described as Unit Numbered 7983-8, in Building Numbered 16, in a subdivision known as "Bedford Towne Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$6,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 178505-1)

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

126942 (6-8,6-15,6-22)

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

**2522 SENATOR AVE.  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated October 4, 2007 and recorded in Liber 28954, Folio 189 among the Land Records of Prince George's County, MD, with an original principal balance of \$274,811.00 and a current interest rate of 5.5%, 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 27, 2017 AT 11:23 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. 301440-1)

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

126943 (6-8,6-15,6-22)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

**18115 MERINO DRIVE  
ACCOKEEK, MARYLAND 20607**

By virtue of the power and authority contained in a Deed of Trust from Estate of Jason Andrew Chapman, dated April 27, 2011, and recorded in Liber 32703 at folio 597 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 27, 2017  
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 # 15-616855)

**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

126909 (6-8,6-15,6-22)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

**4321 ROCKPORT LANE  
BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Kanithia M. Felder and Robin A Felder, dated June 23, 2006, and recorded in Liber 25622 at folio 392 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 27, 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 \$28,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 6.125% 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 # 16-605741)

**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

126910 (6-8,6-15,6-22)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

**7042 ONYX COURT  
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Blake A. Hemphill, dated March 3, 2010, and recorded in Liber 31572 at folio 125 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 27, 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 \$19,000.00 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 4.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-36204)

**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

126911 (6-8,6-15,6-22)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

4409 LANCEFIELD LANE  
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Francisca Njoku and Joel Njoku, dated February 23, 2007, and recorded in Liber 27416 at folio 415 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JUNE 13, 2017  
AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$47,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 6.3% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-614826)

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

126790 (5-25,6-1,6-8)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

NOTICE

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

vs.

Plaintiffs

Patryce D Britton

Defendant

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

CIVIL NO. CAEF 16-25265

ORDERED, this 31st day of May, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8431 Greenbelt Road #201, Greenbelt, Maryland 20770 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of July, 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 3rd day of July, 2017, next.

The report states the amount of sale to be \$76,500.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

127008 (6-8,6-15,6-22)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

Substitute Trustees,  
Plaintiffs

JORGE IVAN SANDOVAL AKA  
JORGE I. SANDOVAL  
4869 Long View Road  
Temple Hills, MD 20748

Defendant(s)

IN THE CIRCUIT COURT FOR PRINCE  
GEORGE'S COUNTY, Maryland  
Case No. CAEF 16-41500

Notice is hereby given this 17th 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 8019 River Park Road, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th 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 19th day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$419,428.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126840 (5-25,6-1,6-8)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

16907 ASPEN LEAF COURT  
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Annie M. Wallace and John C. Wallace, dated October 27, 2006, and recorded in Liber 27349 at folio 586 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 20, 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 \$59,000.00 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 # 2011-14823)

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

126885 (6-1,6-8,6-15)

LEGALS

NOTICE

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

vs.

Plaintiffs

Jasmine Turner and  
Sabria Wheeler

Defendants

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

CIVIL NO. CAEF 16-35942

ORDERED, this 31st day of May, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7705 Starshine Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of July, 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 3rd day of July, 2017, next.

The report states the amount of sale to be \$261,440.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

127009 (6-8,6-15,6-22)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

MATTHEW MOORE  
KAREN E. SMITH  
203 Staton Drive  
Upper Marlboro, MD 20774

Defendant(s)

IN THE CIRCUIT COURT FOR PRINCE  
GEORGE'S COUNTY, Maryland  
Case No. CAEF 16-39104

Notice is hereby given this 17th 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 203 Staton Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th 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 19th day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$288,500.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126841 (5-25,6-1,6-8)

NOTICE

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

vs.

Plaintiffs

Wenona Williams aka Wenona  
Mallory-Stewart

Defendant

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

CIVIL NO. CAEF 15-20949

ORDERED, this 31st day of May, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13828 Captain Marbury 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 3rd day of July, 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 3rd day of July, 2017, next.

The report states the amount of sale to be \$175,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

127010 (6-8,6-15,6-22)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

DONALD G. MARLOW  
15605 Dorset Road  
Unit 37  
Laurel, MD 20707

Defendant(s)

IN THE CIRCUIT COURT FOR PRINCE  
GEORGE'S COUNTY, Maryland  
Case No. CAEF 17-02363

Notice is hereby given this 17th 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 15605 Dorset Road, Unit 37, 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 19th 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 19th day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$62,903.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk

126842 (5-25,6-1,6-8)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

423 KETTERING DRIVE  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Almelia Sandra Marshall, dated June 3, 2009, and recorded in Liber 30735 at folio 255 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 20, 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 \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 5.5% 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 # 15-617827)

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

126891 (6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

2006 NORTH ANVIL LANE  
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Shamika E Howell, dated June 21, 2006, and recorded in Liber 25584 at folio 198 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JUNE 27, 2017  
AT 9:47 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 7.125% 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 # 14-602664)

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

127012 (6-8,6-15,6-22)

NOTICE

IN THE MATTER OF:  
Devalkumar Riteshkumar Patel

FOR THE CHANGE OF  
NAME TO:  
Deval Ritesh Patel

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 17-12245

A petition has been filed to change the name of Devalkumar Riteshkumar Patel to Deval Ritesh Patel.

The latest day by which an objection to the petition may be filed is June 26, 2017.

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

126957 (6-8)

To Subscribe  
Call  
301-627-0900  
THIS  
COULD BE  
YOUR AD

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

307 MECCA COURT  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Gerald L. Garrison, dated November 30, 2009 and recorded in Liber 31253, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,831.00, and an original interest rate of 5.00%, 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 13, 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 \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

126797 (5-25,6-1,6-8)

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

5607 JUSTINA DR.  
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated May 8, 2009 and recorded in Liber 30730, Folio 193 among the Land Records of Prince George's County, MD, with an original principal balance of \$240,562.00 and a current interest rate of 5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 20, 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 \$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. 198720-1)

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

126876 (6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

1103 WINDEMERE COURT, UNIT 1103  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Chandell Brooks, dated April 28, 2011 and recorded in Liber 32665, Folio 124 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$107,113.00, and an original interest rate of 5.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 13, 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 \$11,000.00 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  
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126798 (5-25,6-1,6-8)

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

4709 PRINCE GEORGES AVE.  
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated April 24, 2009 and recorded in Liber 30623, Folio 594 among the Land Records of Prince George's County, MD, with an original principal balance of \$273,549.00 and a current interest rate of 5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 20, 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. 183676-1)

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

126877 (6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

5761 SOUTHERN AVENUE  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Francis C. Foreman, Jr., dated February 23, 2007 and recorded in Liber 27722, Folio 581 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$248,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 13, 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, Christianna Kersey, and Michael McKeefery,  
Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
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(410) 825-2900 www.mid-atlanticauctioneers.com

126826 (5-25,6-1,6-8)

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

7611 FONTAINEBLEAU DR., UNIT # 2220  
HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated October 11, 2006 and recorded in Liber 26295, Folio 549 among the Land Records of Prince George's County, MD, with an original principal balance of \$67,500.00 and a current interest rate of 4%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JUNE 20, 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 described as Unit 2220 in Frenchman's Creek 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. 301005-3)

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

126878 (6-1,6-8,6-15)



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**

**9305 CALIPH ST.  
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated May 31, 2011 and recorded in Liber 32817, Folio 434 among the Land Records of Prince George's County, MD, with an original principal balance of \$360,600.00 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 27, 2017 AT 11:24 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. 184417-1)

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

126944 (6-8,6-15,6-22)

**THE PRINCE  
GEORGE'S POST  
Call 301-627-0900  
Fax 301-627-6260**

LEGALS

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

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

**1307 DAKOTA DR.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated March 9, 2007 and recorded in Liber 27417, Folio 182 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 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 27, 2017 AT 11:26 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. 51602-1)

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

126946 (6-8,6-15,6-22)

LEGALS

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

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

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

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

**JUNE 27, 2017 AT 11:25 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 \$65,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 190940-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM  
FOR STATUS OF 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

126945 (6-8,6-15,6-22)

**THE PRINCE  
GEORGE'S POST  
Call 301-627-0900  
Fax 301-627-6260**

LEGALS

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

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

**10303 BALSAMWOOD CT.  
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust dated March 16, 1987 and recorded in Liber 6598, Folio 412 among the Land Records of Prince George's County, MD, with an original principal balance of \$119,200.00 and a current interest rate of 9%, 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 27, 2017 AT 11:27 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 \$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. 155579-3)

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

126947 (6-8,6-15,6-22)

LEGALS

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

**SECURED CREDITOR'S SALE  
of Cooperative Housing Unit**

**45 RIDGE RD., UNIT S  
GREENBELT, MD 20770**

Pursuant to a Financing Statement and Security Agreement by and between Jennifer M. Franklin a/k/a Jennifer Mosier Franklin, Debtor and Bank of America, N.A., Secured Creditor and recorded in the Financing Records of the Maryland State Department of Assessments and Taxation ID #1000361997363050, Work Order #0001661248 and Original File Number #181359821, Continuation recorded in ID#1000362005498474, Work Order #0004202088, assigned to Federal National Mortgage Association, Secured Creditor, default occurred thereunder, the undersigned Attorney for the Secured Party 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 27, 2017 AT 11:10 AM**

The right of exclusive use and possession of 45 Ridge Road, Unit S, in the Cooperative located at 45 Ridge Rd., Unit S, Greenbelt, MD 20770, as referenced in the Cooperative Housing Proprietary Lease and Mutual Ownership Contract (referred to as Unit #388, 45S Ridge Rd., Type 14AM) dated January 15, 2009, and all supplements thereto.

Recognition Agreement between Greenbelt Homes, Inc. and Federal National Mortgage Association, together with the rights, duties and obligations between Jennifer M. Franklin a/k/a Jennifer Mosier Franklin and Greenbelt Homes, Inc. Subject to the terms, provisions and conditions contained in the Articles of Incorporation, By-Laws Occupancy Agreement and House Rules of the Greenbelt Homes, Inc.

The proprietary documents will be sold subject to Articles of Incorporation, by-laws, Mutual Ownership Contract and house rules and regulations of Greenbelt Homes, Inc. Also subject to monthly cooperative fees in the amounts to be announced at the time of sale.

The membership shares will be sold subject to their proportionate share of certain purchase money mortgages recorded in the Land Records Office of the Circuit Court for Prince George's Co.

Purchase shall be subject to the approval by Greenbelt Homes, Inc. of the purchaser as an active member, and final sale will be contingent upon such approval. Purchaser will be subject to use and occupancy restrictions and other provisions of the Cooperative's governing documents thereafter.

The proprietary documents will be sold subject to underlying liens on the real property, the exact amount of which will be announced at the time and place of the sale.

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. Interest to be paid on the unpaid purchase price at the rate of 5.625% per annum from the date of sale to the date the Attorney for the Secured Creditor receives the balance of the purchase price. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. Settlement to occur within ten (10) days after the cooperative's sixty (60) days right of redemption. 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. All other public and /or private charges or assessments, to the extent such amounts survive the Secured Creditor sale including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. 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. The assignment /transfer of the right to possess and use of unit shall be subject to approval of the Cooperative, and it shall be the Purchaser's obligation to obtain said approval prior to expiration of the settlement period provided for herein. Any purchase shall be subject to all By-Laws and Regulations of the Cooperative Association, which may include a requirement that the unit be owner-occupied. If purchaser fails to settle within the time stated in the terms of sale, purchaser agrees that property will be resold and entire deposit retained by Secured Creditor 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. 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. The Secured Creditor makes no representation or warranty whatsoever concerning the physical condition of the unit being sold. (Matter No. 306823-2)

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

BWW Law Group, LLC,  
Attorneys for the Secured Creditor

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

126948 (6-8,6-15,6-22)

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George's

The owner(s) of said vehicle(s) have right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow /storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at anytime within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice waives the owner(s) right of title and interest in the vehicle and is consent of sale /salvage at public auction or salvage facility.

You must reclaim these vehicles by: **06-30-2017**

Please contact the Revenue Authority of Prince George's County at: 301-772-2060.

**CHARLEY'S CRANE SERVICES**  
**8613 OLD ARDMORE RD**  
**LANDOVER MD 20785**  
**301-773-7670**

2004	VOLVO	S80	MD	6CE5796	YV1TS59H241373662
2000	DODGE	NEON	MD	4CF1052	1B3E546C6YD525241
1997	CHEVROLET	SUBURBAN	MD	7BB7025	1GBFK16RXVJ420905
2008	KIA	SEDONA	MD	2BL1142	KNDMB233786222654
1993	ACURA	INTEGRA	VA	VDD11720	JH4DA9389P5027117
1993	TOYOTA	CAMRY	MD	Z97282	4T1VK12W3PU094591
2004	JEEP	CHEROKEE	DC	EN0498	1J4GW48S64C424176
1999	FORD	ESCORT	DC	EE9907	3FAKP113XXR161116
2001	LINCOLN	LS	MD	8AX0697	1LNHM87A81Y604513
2004	TOYOTA	CAMRY	MD	8CK9955	2T1BR32EX4C239916
1999	VOLKSWAGEN	JETTA	MD	1BV9032	3VWVA29MXXM047225
2001	CADILLAC	CATERA	MD	5BC7505	W06VR54R11R032696
1999	VOLVO	S80	VA	VMX3837	YV1TS97D2X1058212
2006	PONTIAC	G6	MD	8AK9475	1G2ZH558162430941
2012	CHEVY	MALIBU	MD	7BT1848	1G1ZC5E09CF371950
2004	NISSAN	QUEST	MD	3CB9409	5N1BV28U04N328388
2002	BUICK	CENTURY	NC	DFB5147	2G4W552J121149737

127001 (6-8)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

Subject to the annual payment of deferred water and sewer charges (Private FFBC) in the amount of \$500.00 due and payable on July 1 in each and every year.

4215 TALMADGE CIRCLE  
SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Yvette Rimaichi aka Yvette Tyler and Jamaal Rimaichi, dated August 25, 2009, and recorded in Liber 31011 at folio 460 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 27, 2017  
AT 9:41 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$38,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 # 2011-16678)

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

126919 (6-8,6-15,6-22)

NOTICE OF REPORT  
OF SALE

CAPITAL COVE AT NATIONAL  
HARBOR PROPERTY OWNER'S  
ASSOCIATION, INC.

Plaintiff

v.  
  
B. Brooke Mccauley Jr, Trustee of  
the Revocable Trust of B. Brooke  
McCauley, Jr dated 09/29/92 & re-  
stated & amended Revocable Trust  
agreement dated 09/11/08

Defendant(s)

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

Civil Case No. CAEF 16-35883

NOTICE is hereby given this 26th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 26th day of June, 2017; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$3014.27. The property sold herein is One 259,000/2,855,944.500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126975 (6-8,6-15,6-22)

NOTICE OF REPORT  
OF SALE

CAPITAL COVE AT NATIONAL  
HARBOR PROPERTY OWNER'S  
ASSOCIATION, INC.

Plaintiff

v.  
  
David G House  
Betty G House

Defendant(s)

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

Civil Case No. CAEF 16-35884

NOTICE is hereby given this 26th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 26th day of June, 2017; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$8117.32. The property sold herein is One 1,081,000/2,855,944.500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126976 (6-8,6-15,6-22)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

15001 JORRICK COURT  
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Malina M Hasan, dated August 30, 2005, and recorded in Liber 23174 at folio 544 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 27, 2017  
AT 9:43 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 \$48,000.00 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 7.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-602348)

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

126921 (6-8,6-15,6-22)

LEGALS

NOTICE OF REPORT  
OF SALE

CAPITAL COVE AT NATIONAL  
HARBOR PROPERTY OWNER'S  
ASSOCIATION, INC.

Plaintiff

v.  
  
Robert G Walton  
Shirley W Walton

Defendant(s)

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

Civil Case No. CAEF 16-35886

NOTICE is hereby given this 26th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 26th day of June, 2017; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$2788.40. The property sold herein is One 418,000/2,855,944.500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126977 (6-8,6-15,6-22)

NOTICE OF REPORT  
OF SALE

CAPITAL COVE AT NATIONAL  
HARBOR PROPERTY OWNER'S  
ASSOCIATION, INC.

Plaintiff

v.  
  
James A Brown

Defendant(s)

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

Civil Case No. CAEF 16-35887

NOTICE is hereby given this 26th 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 26th day of June, 2017; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$1465.39. The property sold herein is One 329,000/2,855,944.500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126978 (6-8,6-15,6-22)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

10133 PRINCE PLACE 403  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Omar M. Bluford, dated January 22, 2007, and recorded in Liber 27055 at folio 055 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 27, 2017  
AT 9:44 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$10,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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% 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 # 2013-35917)

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

126922 (6-8,6-15,6-22)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

PRINCE HYDE  
SEIBATU HYDE  
6207 Kinsey Terrace  
Lanham, MD 20706

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-43137

Notice is hereby given this 25th 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 6207 Kinsey Terrace, 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 26th 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 26th day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$331,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126899 (6-1,6-8,6-15)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

KENNETH MCDONALD  
VALERIE NICHOLAS  
10711 North Lansdale Street  
Glenn Dale, MD 20769

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-46137

Notice is hereby given this 25th 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 10711 North Lansdale Street, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th 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 26th day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$461,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126901 (6-1,6-8,6-15)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

CHERYL L. HARRIS  
515 Mount Lubentia Court West  
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-10523

Notice is hereby given this 25th 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 515 Mount Lubentia Court West, 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 26th 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 26th day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$125,000.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126900 (6-1,6-8,6-15)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

TEMEKA PARKER  
SPENCER PARKER  
10204 Brightfield Lane  
Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-43708

Notice is hereby given this 25th 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 10204 Brightfield Lane, 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 26th 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 26th day of June, 2017.

The report states the purchase price at the Foreclosure sale to be \$346,500.00.

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126902 (6-1,6-8,6-15)

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**  
**1908 Village Green Drive, F162, Hyattsville, MD 20785**

By virtue of the power and authority contained in a Deed of Trust from WAYNE T. POWELL., dated June 22, 2007 and recorded in Liber 28225 at Folio 254 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

**FRIDAY, JUNE 23, 2017**  
**AT 3:00 P.M.**

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

Being known and designated as Condominium Unit No. F-162, Building F in Phase Four, Windmill Square Condominium established by Declaration made by Windmill Square Limited Partnership recorded in Liber 5956, folio 263, as amended by Third Amendment to Declaration Windmill Square Condominium in Liber 6075 at folio 225 of the Land Records of Prince George's County, Maryland and by the Plat of Condominium recorded in Condominium Plat Book NLP 122, Plats Nos. 60 through 65, inclusive, among the aforesaid land records together with an undivided percentage interest and ownership in and to the common elements of said Windmill Square Condominium as set forth in said Declaration.

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 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

126907 (6-8,6-15,6-22)

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**  
**207 CAREYBROOK LANE**  
**OXON HILL, MARYLAND 20745**

By virtue of the power and authority contained in a Deed of Trust from Clarence A Givens, dated September 3, 2010, and recorded in Liber 32024 at folio 144 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**JUNE 27, 2017**  
**AT 9:37 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 # 15-615052)

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

126916 (6-8,6-15,6-22)

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**  
**Improved by premises known as**  
**10241 Prince Place, Unit 203, Upper Marlboro, MD 20774**

By virtue of the power and authority contained in a Deed of Trust from KEVIN WILSON, dated July 31, 2001 and recorded in Liber 14919 at Folio 243 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, JUNE 23, 2017**  
**AT 3:05 P.M.**

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

Unit numbered 27-203, in Building numbered Twenty Seven (27) on Master Plat One of Section Two of a plan of condominium entitled "THE PINES CONDOMINIUM" as per plats and plans thereof recorded in Condominium Plat Book WWW 84 at plats 3 through 11, among the land records of Prince George's County, Maryland, and being part of the land and premise made subject to a horizontal property on condominium regime by a Master Deed dated May 4, 1973, and recorded in Liber 4218 at folio 454, among the aforesaid land records.

Being located in the 13th Election District of the said County.

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

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

126908 (6-8,6-15,6-22)

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**  
**6828 GLENWOOD COURT**  
**GLENN DALE, MARYLAND 20769**

By virtue of the power and authority contained in a Deed of Trust from Theresa Y Givens and Sheldon K Givens, dated April 23, 2004, and recorded in Liber 19625 at folio 622 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 27, 2017**  
**AT 9:39 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 # 2008-00446)

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

126917 (6-8,6-15,6-22)

LEGALS

**ORDER OF PUBLICATION**  
FNA Maryland, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

vs. Plaintiff

**RYAN BIKUNDI LIVING TRUST**  
Prince George's, Maryland

AND

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's, described as follows: Tax Account No 07-3592722, 1.62 ACRES. & IMPS. WOODMORE AT OAK CR LOT 27 BLK B ASSMT \$819,433 LIB 35817 FL 595; ADDRESS 806 JENNINGS MILL DR BOWIE, MD 20721.

Defendants  
**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division**  
**Civil Action No. CAE 17-11682**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale has expired. It is thereupon this 30th day of May, 2017, by the Circuit Court for Prince George's, Maryland. ORDERED, that notice be given by the insert ion of a copy of this Order in some newspaper having general circulation in Prince George's, Maryland, such as The Prince George's Post, once a week for three (3) consecutive weeks, on or before the 23rd day of June, 2017, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of August, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

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

True Copy—Test:  
Sydney J. Harrison, Clerk  
126965 (6-8,6-15,6-22)

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**  
**82 DAIMLER DRIVE UNIT 92**  
**CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Sarah Jackson and Estate of Darrick Jackson, dated January 7, 2004, and recorded in Liber 22969 at folio 203 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 27, 2017**  
**AT 9:40 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 \$5,000.00 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 5.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-615149)

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

126918 (6-8,6-15,6-22)







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