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

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

334 HILLSIDE TERRACE LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Denise D. Williams, dated October 26, 2006, and recorded in Liber 26597 at folio 290 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 2017 AT 9:46 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$15,000.00 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 6.37% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of association dues, in any, stain 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 chain accurate the Substitute Trustees. Purchaser purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>16-603006</u>)

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

127095

ENACTED BILL

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

PUBLIC NOTICE

This is to give notice that Council Bill-55-2017 a summary of which follows, was adopted by the Prince George's County Council on May 25, 2017.

CB-55-2017 - AN ACT CONCERNING FISCAL YEAR 2018 APPRO-**<u>PRIATIONS</u>** for the purpose of making appropriations for the support of the County government and for the Prince George's Community College and for the schools, institutions, departments, offices, boards, commissions, and agencies of Prince George's County, and for other purposes, for the fiscal year beginning July 1, 2017, and ending June 30, 2018, adopting the current expense budget, the capital improvement program, and the capital budget prepared according to the Charter of Prince George's County and submitted by the County Executive to the County Council; appropriating the items of expense in said current expense budget; establishing rates of reimbursement for subsistence expenses for employees of the County; providing for the inclusion of all State, Federal and private grants received subsequent to adoption of the current expense budget; imposing the applicable income and special area tax rates under the public general laws and public local laws of Maryland; all to be known as the Annual Budget and Appropriation Ordinance of Prince George's for Fiscal Year 2018.

LEGALS

ORDER OF PUBLICATION

Stearns Bank, NA FBO Tax Certificate Consultants c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 106 Timonium, Maryland 21093

Plaintiff v. Dejaree Bunting Sanders

Supplemental Needs Trust

8800 BLUFFWOOD LANE

and Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's de-scribed on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

8800 Bluffwood Lane, Fort Washington, MD 20744, Twelfth (12th) Election District, described as follows: All that lot of land and imps. Known as: 8800 Bluffwood Lane

In the Circuit Court for Prince George's County, Maryland In Equity Case Number: CAE 17-13176

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 8800 Bluffwood Lane, Fort Washington, MD 20744 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. Known as: 8800 Bluffwood Lane

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 12th day of June, 2017, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some of a copy of this order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the property to appear in this Court by the 15th day of Au-gust, 2017, and redeem the property 8800 Bluffwood Lane, Fort Washing-ton MD 20744 and answer the comton, MD 20744 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's 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 127161 (6-22,6-29,7-6) 2 WISCONSIN CIRCLE, STE. 700 CHEVY CHASE, MD 20815

SERVE OFFICE OF GENERAL COUNSEL GREENSBORO DRIVE, 8270 STE 810 MCLEAN, VA 22102

AND

KIRK RUBISTA, TRUSTEE

SERVE: 11700 PLAZA AMERICA DR., STE 500 RESTON, VA 20190 SERVE: 1939 CAROLINA TOWNE CT.

MOUNT PLEASANT, SC 29464-8002 SERVE: 55 MYRTLE VIEW ST.

BLUFFTON, SC 29910-8339

AND

MATT BECK, TRUSTEE

SERVE: 11700 PLAZA AMERICA DR., STE 500 RESTON, VA 20190

SERVE: 12100 OLD BRIDGE RD. ROCKVILLE, MD 20852-4434

SERVE: 30619 CEDAR NECK RD. OCEAN VIEW, DE 19970-4109

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

0 SIR LUCAS LANE CLINTON, MARYLAND 20735

AND

PRINCE GEORGE'S COUNTY, MARYLAND SERVE: JARED M. MCCARTHY, ACTING COUNTY ATTORNEY COUNTY ADMINISTRATION BLDG. 14741 GOVERNOR ODEN BOWIE DR. UPPER MARLBORO, MD 20772 AND

<u>127096</u>

UNKNOWN OWNERS OF THE PROPERTY: **0 SIR LUCAS LANE** CLINTON, MARYLAND 20735

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

LEGALS

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

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

12600 KNOWLEDGE LANE BOWIE, MARYLAND 20715

By virtue of the power and authority contained in a Deed of Trust from David P. Mckenna, dated February 21, 2006, and recorded in Liber 24501 at folio 251 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 data the purchaser. There will be no abatement of interest due from the purchaser in the event settlewill be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and asdistrict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2012-26032</u>)

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

(6-22,6-29,7-6)

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

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

12102 CRESTWOOD AVENUE SOUTH BRANDYWINE, MARYLAND 20613

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

(6-22,6-29,7-6)

ENACTED: 5/25/2017; SIGNED: 6/8/2017; EFFECTIVE: 7/1/2017

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

NOTICE

Towson, MD 21204 Substitute Trustees,

Representative for the Estate of Al-berta Mitchell Washington

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-01693

Notice is hereby given this 13th day of June, 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 13th day of July, 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 13th day of July, 2017. The Report of Sale states the

amount of the foreclosure sale price

to be \$135,000.00. The property sold herein is known as 5314 59th Av-

SYDNEY J. HARRISON

Clerk of the Circuit Court

Prince George's County, MD

(6-22,6-29,7-6)

enue, Riverdale, MD 20737.

True Copy—Test: Sydney J. Harrison, Clerk

127166

Edward S. Cohn Stephen N. Goldberg

Richard E. Solomon

Renee Thomas, Personal

5314 59th Avenue

Riverdale, MD 20737

Richard J. Rogers Randall J. Rolls

ATTEST: Redis C. Floyd Clerk of the Council

(Copies of this document may be obtained from the Office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600.)

127165

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls Michael McKeeferv 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs Nathaniel K. Risch, Personal Representative for the Es-tate of Regenia F. Spears

1811 61st Ävenue Cheverly, MD 20785

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-24961

Notice is hereby given this 9th day of June, 2017, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and re-ported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of July, 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 10th day of July, 2017. The Report of Sale states the

amount of the foreclosure sale price to be \$210,000.00. The property sold herein is known as 1811 61st Avenue, Cheverly, MD 20785.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 127144 (6-22,6-29,7-6)

ORDER OF PUBLICATION

NO LIMIT LAND CONSULTING & MANAGEMENT LLC C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146

Plaintiff

WOODBURN ESTATES, LLC

v.

SERVE: S/O: JAMES M. GREENAN, ESQ., **RESIDENT AGENT** 6411 IVY LANE, STE 200 GREENBELT, MD 20770

SERVE: MARCUS W. MONTGOMERY, III MANAGING MEMBER 522 CHURCH ROAD UPPER MARLBORO, MD 20774

SERVE

MARCUS W. MONTGOMERY, III 4712 RAMS HEAD CT. ROCKVILLE, MD 20853-1142

AND

THE COLUMBIA BANK

SERVE: KEVIN SULLIVAN, VICE PRESIDENT 7168 COLUMBIA GATEWAY DR. COLUMBIA, MD 21046

AND

DAVID S. MUSGRAVE, TRUSTEE 233 E. REDWOOD STREET BALTIMORE, MD 21202

AND

BRYAN M. MULL, TRUSTEE 233 E. REDWOOD STREET BALTIMORE, MD 21202

AND

NVR, INC. SERVE KIRK RUBISTA, SENIOR VICE PRESIDENT

12600 FAIR LAKES CIRCLE, STE. 210 FAIRFAX, VA 22033

SERVE: IRK RUBISTA, SENIOR VICE PRESIDENT 11700 PLAZA AMERICA DR., Ste 500 RESTON, VA 20190

SERVE: CORPORATE CREATIONS NET-WORK, INC.

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 17-13177

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

All that property in Prince George' County described as: Plat 12 Parcel i, 28,471.0000 Sq.Ft. Woodburn Estates -- Blk B, Assmt \$2800 Lib 21528 Fl117, located at 0 Sir Lucas Lane, Clinton, Maryland 20735, Tax Account No. 09 3828787, Deed Ref. Lib 21528 Fl 117 and assessed to Woodburn Estates LLC.

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

It is thereupon this 12th day of June, 2017 by the Circuit Court for

Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Órder in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 7th day of July, 2017, warn-ing all persons interested in the property to appear in this Court by the 15th day of August, 2017 and re-deem the property described above and answer the Complaint or thereafter a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 127160 (6-22,6-29,7-6)

127097

NOTICE

IN THE MATTER OF: Bukola Thelma Ogunrinde

FOR THE CHANGE OF NAME TO: Bukola Thelma Nwadibia

In the Circuit Court for Prince George's County, Maryland Case No. CAE 17-13452

A petition has been filed to change the name of Bukola Thelma Ogun-rinde to Bukola Thelma Nwadibia. The latest day by which an objection to the petition may be filed is July 10, 2017.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 127143 (6-22) GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 2017

AT 9:48 AM

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

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

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

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

(6-22,6-29,7-6)

PRINC ТНЕ GEORGE'S POST Call 301-627-0900 Fax 301-627-6260

600 Baltimore Avenue, Suite 208

Plaintiffs

Defendant

(6-22)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY** 14615 CRESCENT DRIVE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Cynthia King and Paul King, dated November 22, 2013 and recorded in Liber 35501, Folio 380 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$157,102.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14725 Main St. Junear MD 20720 (for the Substitute and the second secon 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 7, 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 de-scribed 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 \$16,000.00 by cer-tified 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 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 expression agrees to accept corriging of any used how to resel the property. pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus prosective debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit 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, determina-tion of whether the borrower entered into any repayment agreement, principated or paid off the loan prior to the call. In any such wort this 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

<u>127098</u>

(6-22,6-29,7-6)

127099

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY** 15805 ATLANTIS DRIVE BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from He lena F. Sumner and John W. Sumner, dated October 4, 2006 and recorded in Liber 26661, Folio 166 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$448,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 7, 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 de-scribed 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 \$48,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' 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 ne 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 di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substi-tute 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 (6-22,6-29,7-6)

LEGALS

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

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

110 7TH STREET LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from John Deane, dated October 22, 2004 and recorded in Liber 20894, Folio 224 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$60,000.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 7, 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 condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$9,000.00 by certified funds only (no cash will be accepted) is required at the time of tified runds 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 pur-these restrictions the discretion of the subscience of the subscine of the subscience of the subscience of the s chase 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 ewer 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 ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substiceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit 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, determina-tion 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 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

<u>127100</u>

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

610 MAIN ST., UNIT # 207 LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated August 18, 2006 and recorded in Liber 26670, Folio 593 among the Land Records of Prince George's County, MD, with an original principal balance of \$179,900.00 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

JULY 11, 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 de-scribed as Unit No. 207 in Building Number 2, together with the Common Elements appurtenant thereto, as shown on a plat of condominium subdivi-sion entitled The Oaks Main Street Laurel, 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 affect-ing 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation agricultural or other taxes or charges assessed by any governrecordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 63158-1)

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

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

7004 DOLPHIN RD. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated July 6, 2005 and recorded in Liber 22745, Folio 19 among the Land Records of Prince George's County, MD, with an original principal balance of \$164,000.00 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

JULY 11, 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 \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property in a subject to a surplus proceeds a subject to a surplus proceeds resulting from said resale even if such surplus results from improvements to the property in a subject to a surplus proceeds and purchaser if Subby said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 307037-1)

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13702 TREE LEAF CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated May 3, 2006 and recorded in Liber 25052, Folio 519 among the Land Records of Prince George's County, MD, with an original principal balance of \$584,000.00 and a current interest rate of 8.15%, 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 (Duva) Wing entrance located on Main St.) on MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 11, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$58,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, pround rent whether incrured prior to or after the sole to be paid by the purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property weither inby said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 189495-1)

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

(6-22, 6-29, 7-6)127110 (6-22, 6-29, 7-6)127111 (6-22,6-29,7-6)

127109

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, 2072 (Duval Wing entroped located on Main St.) on 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 and the state of t

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

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8728 BRAE BROOKE DR. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated July 25, 2007 and recorded in Liber 28380, Folio 307 among the Land Records of Prince George's County, MD, with an original principal balance of \$275,821.00 and a current interest rate of 6.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 5, 2017 AT 11:28 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 206327-1)

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

> (6-15, 6-22, 6-29) 127060

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

127059

LEGALS

126930

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5114 STARTING GATE DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated February 21, 2007 and recorded in Liber 27504, Folio 458 among the Land Records of Prince George's County, MD, with an original principal balance of \$436,800.00 and a current interest rate of 3.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 2072 (Duval Wing entroped located on Main St.) on MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 5, 2017 AT 11:29 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" con-dition 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the 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. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 162248-1)

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

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

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 affect-ing 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 govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 190940-1)

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 affect-ing 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 purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement reinstated or paid off the loan prior to the sale any repayment agreement, reinstated or paid off the loan prior to the sale In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 312227-1)

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

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

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

Substitute Trustees

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10707 BLACKSTONE AVE. CHELTENHAM, 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 affect-ing 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 govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any renumment agreement reinstance of a sale. chaser. All costs of deed recordation including but not limited to all transfer, any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 204729-1)

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4311 POWDER MILL RD. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated May 2, 2005 and recorded in Liber 22079, Folio 213 among the Land Records of Prince George's County, MD, with an original principal balance of \$443,250.00 and a current interest rate of 2%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 5, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$49,000 in the form of certified check, cashier's Terms of Sale: A deposit of \$49,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE EDESENCE additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property we cald defaulted purchaser. If Sub Trustees are upable to convey either in by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 314823-1)

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

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8001 KINGSMILL RD. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated September 25, 2006 and recorded in Liber 26325, Folio 306 among the Land Records of Prince George's County, MD, with an original principal balance of \$458,000.00 and a current interest rate of 4.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 5, 2017 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$47,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. THE IS OF THE ESENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property we cald defaulted purchaser. If Sub Trustees are upable to convey either in by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 196319-1)

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

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

ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either inby said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 208729-1)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6803 HASTINGS DR. CAPITOL HEIGHTS A/R/T/A SEAT PLEASANT, MD 20743

Under a power of sale contained in a certain Deed of Trust dated November 28, 2007 and recorded in Liber 29333, Folio 25 among the Land Records of Prince George's County, MD, with an original principal balance of \$457,500.00 and a current interest rate of 1.68%, 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, 2072 (Duug Wing entrance Loarded on Mein SL) on MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 5, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the 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.

6003 Executive Boulevard, Suite 101

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2803 CREST AVE. LANDOVER A/R/T/A CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated September 25, 2006 and recorded in Liber 27145, Folio 717 among the Land Records of Prince George's County, MD, with an original principal balance of \$316,000.00 and a current interest rate of 7%, 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

JULY 5, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$34,000 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, excerdation and cor the taxes or charges day any governmeter of the sale to be paid by the purchaser. recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 300701-1)

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13312 FORT WASHINGTON RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated May 16, 2005 and recorded in Liber 22692, Folio 112 among the Land Records of Prince George's County, MD, with an original principal balance of \$348,229.00 and a current interest rate of 4.375%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 5, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$41,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 171554-1)

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6104 TERENCE DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 11, 2008 and recorded in Liber 30299, Folio 154 among the Land Records of Prince George's County, MD, with an original principal balance of \$366,364.00 and a current interest rate of 2%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 5, 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 affect-ing 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 govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 206585-1)

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

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

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

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127042

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

<u>127043</u>

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

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(6-15,6-22,6-29) <u>127044</u> (6-15, 6-22, 6-29)

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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 principal balance of \$140,148.000 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 sched-uled, 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 cer-tified 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 set-tlement 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 the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit 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, determina-tion 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

126950

LEGALS

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

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

902 HALL STATION DRIVE, UNIT 104 BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Zachary T. Jenkins, dated April 28, 2015 and recorded in Liber 36992, Folio 220 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$269,999.00, and an original interest rate of 3.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex-If courthouse is closed due to inclement of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on JULY 7, 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 condi-tions, 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 pur-chase menoy at the pote rate from the dayof foredesure autien to the chase 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 ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substiceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit 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, determina-tion 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 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

<u>127101</u>

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY P BURRUSS

Notice is given that Bertha T Dillard, whose address is 2020 Brooks Drive Apt 328, District Heights, MD 20747, was on June 16, 2017 ap-pointed Personal Representative of the estate of Mary P Burruss, who died on May 2, 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 16th day of December, 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

(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 hereafter. Claim forms may be obtained from the Register of Wills.

BERTHA T DILLARD Personal Representative

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

127180

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 106608 (6-22,6-29,7-6) 127181



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NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JACK NEELY DALTON

Notice is given that Jack Robert Dalton, whose address is 85 Massas-oit Road Box 1049, Wellfleet, MA 02667, was on June 16, 2017 ap-pointed Personal Representative of the estate of Jack Neely Dalton, who died on June 4, 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 represen-tative or the attorney.

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

(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.

JACK ROBERT DALTON

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

Estate No. 106909 (6-22,6-29,7-6)

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

4709 WHEELER RD. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated January 16, 2009 and recorded in Liber 30448, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$562,500.00 and a current interest rate of 2.6%, 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 11:08 AM

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

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affect-ing 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 Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 302140-3)

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

126929

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

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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 affect-ing 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 govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is 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 to purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 306172-2)

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

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

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

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LEGALS

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

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

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

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(6-8.6-15.6-22.6-29)

(6-22,6-29,7-6)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6305 HILTON HILL CT. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated May 30, 2006 and recorded in Liber 25264, Folio 607 among the Land Records of Prince George's County, MD, with an original principal balance of \$316,000.00 and a current interest rate of 7.5%, 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

JULY 11, 2017 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the prorever, 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 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 agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser is subject to ormarketable tite, or if ratification of the sale is denied by the circuit Court for any reason, the Purchaser side the and

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

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127122

(6-22,6-29,7-6)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9101 STACEY M LA. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 11, 2008 and recorded in Liber 29793, Folio 305 among the Land Records of Prince George's County, MD, with an original principal balance of \$244,000.00 and a current interest rate of 2%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 11, 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser, 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 furchaser shall not be entitled to any surplus proceeds res

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

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127124

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3112 CHEVERLY AVE. CHEVERLY A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated April 28, 2003 and recorded in Liber 17341, Folio 406 among the Land Records of Prince George's County, MD, with an original principal balance of \$191,900.00 and a current interest rate of 6%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 11, 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 \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property and assumes risk of loss or damage to the property from the date of sale. 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 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 not be entitled to any surplus proceeds resulting from said defaulted purchaser. Surplus results from improvements to the property by

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12103 DOVE CIR. LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated April 13, 1993 and recorded in Liber 8732, Folio 285 among the Land Records of Prince George's County, MD, with an original principal balance of \$93,200.00 and a current interest rate of 7.375%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 11, 2017 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$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 sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. 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 to purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from residence of each other property in 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. 205682-1)

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9502 WESTPHALIA RD. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 9, 2005 and recorded in Liber 26587, Folio 684 among the Land Records of Prince George's County, MD, with an original principal balance of \$174,750.00 and a current interest rate of 5.4%, 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

JULY 11, 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 \$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 govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 141201-1)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11804 FORT WASHINGTON RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated June 21, 2007 and recorded in Liber 32160, Folio 490 among the Land Records of Prince George's County, MD, with an original principal balance of \$600,000.00 and a current interest rate of 2%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 11, 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 \$43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 304526-1)

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

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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 ad-dress 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. 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and asdistrict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>16-605741</u>)

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

<u>126910</u>

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

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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. of the sale by the Circuit Court for PKINCE GEOKGE 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-36204</u>)

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

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

126927

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5410 BROADWATER ST. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated November 29, 2006 and recorded in Liber 27779, Folio 704 among the Land Records of Prince George's County, MD, with an original principal balance of \$260,865.00 and a current interest rate of 4.47%, 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 11:06 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either inby said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 308029-1)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6623 LACONA ST. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated September 22, 2006 and recorded in Liber 26183, Folio 737 among the Land Records of Prince George's County, MD, with an original principal balance of \$253,300.00 and a current interest rate of 3.96%, 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 11:07 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 308313-1)

AND ANY IMPROVEMENTS THEREON

7609 MARIETTA LA. COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated May 24, 1999 and recorded in Liber 13132, Folio 10 among the Land Records of Prince George's County, MD, with an original principal balance of \$128,627.00 and a current interest rate of 7.5%, 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

JULY 11, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of doed record this including but part limited to all transfer chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by any govern-whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any represent a grammatic dor paid off the loan prior to the sale any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property we call defaulted purchaser. If Sub Trustees are upable to convey either in by said defaulted purchaser. If Sub. Trustees are unable to convey either in-Surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 134228-1)

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

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

Substitute Trustees

AND ANY IMPROVEMENTS THEREON

4409 72ND AVE. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated August 26, 1998 and recorded in Liber 12427, Folio 488 among the Land Records of Prince George's County, MD, with an original principal balance of 9114,379.00 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

JULY 11, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 160405-1)

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9100 PATRICK DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated August 30, 2010 and recorded in Liber 32026, Folio 67 among the Land Records of Prince George's County, MD, with an original principal balance of \$475,031.00 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

JULY 5, 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" con-dition 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 \$48,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property we cald defaulted purchaser. If Sub Trustees are upable to convey either in by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 178605-1)

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

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

127048

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6131 MONTROSE RD. LANDOVER A/R/T/A CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated January 22, 2015 and recorded in Liber 36758, Folio 318 among the Land Records of Prince George's County, MD, with an original principal balance of \$405,000.00 and a current interest rate of 3.648%, 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

JULY 5, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property we call defaulted purchaser. If Sub Trustees are upable to convey either in by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 309833-1)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5907 L ST. CAPITOL HEIGHTS A/R/T/A FAIRMOUNT HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated December 15, 2003 and recorded in Liber 18874, Folio 176 among the Land Records of Prince George's County, MD, with an original principal balance of \$149,600.00 and a current interest rate of 2.75%, 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

JULY 5, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. TIME IS OF THE ESENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either inby said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 199291-1)

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8805 OXON HILL RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 8, 2008 and recorded in Liber 29944, Folio 78 among the Land Records of Prince George's County, MD, with an original principal balance of \$151,500.46 and a current interest rate of 5.004%, 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

JULY 5, 2017 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement reinstated or paid off the loan prior to the sale In any repayment agreement, reinstated or paid off the bornower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 310307-1)

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

Substitute Trustees

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AND ANY IMPROVEMENTS THEREON

7201 QUANTUM LEAP LA. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated February 27, 2009 and recorded in Liber 30479, Folio 438 among the Land Records of Prince George's County, MD, with an original principal balance of \$349,106.00 and a current interest rate of 2%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance located on Main St.) on 20772 (Duval Wing entrance, located on Main St.), on

JULY 5, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$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 purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 198580-1)

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

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

AND ANY IMPROVEMENTS THEREON

6006 CAMILLO CT. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated August 18, 2006 and recorded in Liber 26205, Folio 285 among the Land Records of Prince George's County, MD, with an original principal balance of \$339,500.00 and a current interest rate of 2%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance located on Main St.) on 20772 (Duval Wing entrance, located on Main St.), on

JULY 5, 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 purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of In purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-urable are market ble title, or if satisfication of the sale is denied by the Circuit surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 167059-1)

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

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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 de-scribed 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 affect-ing 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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. FOR THE PURCHASER. Adjustment of current year's real property taxes ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 178505-1)

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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, 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 ALL THAT HEP SIMPLE LOF GROUND, together with any buildings of improvements thereon situated in Prince George's County, MD and de-scribed as Unit Numbered 108 and Garage Parking Space # 4 in Building Numbered "3", The Addison at St. Paul's Condominium I and more fully de-scribed 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" con-dition 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property we call defaulted purchaser. If Sub Trustees are upable to convey either in by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 202938-3)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

14200 FARNSWORTH LA., UNIT # 403 UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated September 12, 2006 and recorded in Liber 26116, Folio 419 among the Land Records of Prince George's County, MD, with an original principal balance of \$165,000.00 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

JULY 5, 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 described as Unit No. 403, limited common elements storage area No. 1-5 and limited common element garage no. 1-12 together with the adjacent limited common element driveway providing access thereto, in Phase 1, in the hor-izontal property regime known as "Phase 1, Normandy Place Condo-minium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole If any such event, this sale shall be that and void, and the incluser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from eaid model own if such curplus provents to the property. said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 302034-1)

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

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8 SHINNECOCK SILVER SPRING, MD 20904

Under a power of sale contained in a certain Deed of Trust from Larry D. Wilson, and Evelyn D. Wilson, dated March 10, 2006 and recorded in Liber 24599, Folio 113 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$570,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 11, 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 de-scribed 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 \$55,000.00 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 di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit 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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KOAL UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Mau-rice Williams, and Doris Williams, dated March 29, 2006 and recorded in Liber 24967, Folio 589 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$351,500.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 11, 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 de-scribed 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 \$46,000.00 by cer-tified 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 aives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit 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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> (6-22,6-29,7-6) 127105

14201 GOVERNOR LEE PLACE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Shawn Dunston, dated May 25, 2007 and recorded in Liber 28055, Folio 670 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$313,500.00, 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 JULY 11, 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 \$31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1825 RYDERWOOD CT. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated December 10, 2008 and recorded in Liber 30685, Folio 174 among the Land Records of Prince George's County, MD, with an original principal balance of \$238,705.00 and a current interest rate of 6.5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 5, 2017 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property we cald defaulted purchaser. If Sub Trustees are upable to convey either in by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 309366-1)

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

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

127053

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

127054

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11133 CHERRYVALE TERR. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated June 23, 2015 and recorded in Liber 37220, Folio 357 among the Land Records of Prince George's County, MD, with an original principal balance of \$251,202.00 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 (Duvid Wing optimics and main St.) on 20772 (Duval Wing entrance, located on Main St.), on

JULY 5, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property we call defaulted purchaser. If Sub Trustees are upable to convey either in by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 313747-1)

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10815 PHILLIPS DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated April 21, 2011 and recorded in Liber 32692, Folio 372 among the Land Records of Prince George's County, MD, with an original principal balance of \$257,325.00 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

JULY 5, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either inby said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 202459-1)

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AND ANY IMPROVEMENTS THEREON

9284 ADELPHI RD., UNIT #104 HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated April 5, 2005 and recorded in Liber 22701, Folio 147 among the Land Records of Prince George's County, MD, with an original principal balance of \$100,000.00 and a current interest rate of 3.25%, 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

JULY 5, 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 de-scribed as Unit 104 Bldg 9284 Adelphi Terrace Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. FOR THE PURCHASER. Adjustment of current year's real property taxes ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 200720-1)

AND ANY IMPROVEMENTS THEREON

9605 GRACE DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated January 14, 2005 and recorded in Liber 21619, Folio 476 among the Land Records of Prince George's County, MD, with an original principal balance of \$140,000.00 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

JULY 5, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation are payable by nurchaser. mental entity as a condition to recordation, are payable by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any represent acrosment reinstatud or paid off the loan prior to the sale any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property we call defaulted purchaser. If Sub Trustees are upable to convey either in by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 305466-2)

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6001 ELMENDORF DR. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated February 6, 2007 and recorded in Liber 38404, Folio 356 among the Land Records of Prince George's County, MD, with an original principal balance of \$329,650.00 and a current interest rate of 3.597%, 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

JULY 5, 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 affect-ing 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 161317-1)

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2212 CHEVERLY AVE. LANDOVER A/R/T/A CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated July 5, 2007 and recorded in Liber 29611, Folio 705 among the Land Records of Prince George's County, MD, with an original principal balance of \$285,000.00 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

JULY 11, 2017 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser; so to bataning 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 agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser sha

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3036 BRINKLEY STATION DR. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated March 21, 2000 and recorded in Liber 13891, Folio 520 among the Land Records of Prince George's County, MD, with an original principal balance of \$78,400.00 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

JULY 11, 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 \$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, 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 perior 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 agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser is subject to oraser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improveme

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10619 THRIFT RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 10, 2008 and recorded in Liber 29868, Folio 528 among the Land Records of Prince George's County, MD, with an original principal balance of \$517,500.00 and a current interest rate of 2.05%, 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

JULY 11, 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 \$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 on 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 agrees that property will be resold and entire deposit retained

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

(6-22, 6-29, 7-6)

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

<u>127112</u>

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

> 8453 SNOWDEN OAKS PL. LAUREL, MD 20708

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

> 7201 GLEN PINE ST. GLENN DALE, MD 20769

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

> 6107 43RD AVE. HYATTSVILLE, MD 20781

127113

(6-22,6-29,7-6)

Under a power of sale contained in a certain Deed of Trust dated June 25, 2003 and recorded in Liber 18488, Folio 480 and re-recorded in Liber 21149, Folio 67 among the Land Records of Prince George's County, MD, with an original principal balance of \$130,275.00 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

JULY 11, 2017 AT 11:28 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 \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser; 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 shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property

Under a power of sale contained in a certain Deed of Trust dated March 31, 2008 and recorded in Liber 29578, Folio 322 among the Land Records of Prince George's County, MD, with an original principal balance of \$628,450.00 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

JULY 11, 2017 AT 11:29 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 \$61,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 196792-1)

Under a power of sale contained in a certain Deed of Trust dated June 24, 2008 and recorded in Liber 30383, Folio 266 among the Land Records of Prince George's County, MD, with an original principal balance of \$154,800.00 and a current interest rate of 6.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 11, 2017 AT 11:30 AM

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

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESENCE 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 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 settlemination 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 as liquidated damages for all losses occasioned by

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

<u>127131</u>

(6-22,6-29,7-6) 127132

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(6-22,6-29,7-6) 127133

(6-22, 6-29, 7-6)

The Prince George's Post

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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, Marvland

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 property 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, 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 \$363,000.00.

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

True Copy—Test: Sydney J. Harrison, Clerk (6-8,6-15,6-22) 126962

NOTICE

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

vs.

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'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 \$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

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

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the follow-ing vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing**, Upper Marlboro, MD 20772, at **4:00 P.M. on 06/30/2017**. Purchaser of vehicle(s) must have it inspected as provided in Trans-portation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#8677, 1975 OLDSMOBILE DELTA 88 ROYALE VIN#3N67K5M305093 JASON RAYNARD GREEN 3267 INVERNESS CT WALDORF

LOT#8678, 2012 VOLKSWAGON PASSAT VIN#1VWAP7A35CC058364 WALTER JAY'S COLLISION CEN-TER 3826 NORTH POINT BLVD

BALTIMORE LOT#8679, 2003 LINCOLN LS VIN#1LNHM87A43Y647460 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#8680, 2001 MERCURY SABLE VIN#1MEHM55S41A649549 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#8681, 2015 FORD FUSION VIN#3FA6P0HD9FR145100 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#8683, 2000 FORD TAURUS VIN#1FAFP55S0YG282999 KOON'S FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#8684, 1998 MERCEDES E 430 VIN#WDBJF70FXWA613549 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#8685, 2004 FORD F 150 VIN#1FTPX14514KB14993 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#8687, 2004 CADILLAC SRX VIN#1GYEE637840182887 JD AUTO CARE 572 MARLBORO PIKE FORESTVILLE

LEGALS

KOONS OF SILVER SPRING 3111 AUTOMOBILE DR SILVER SPRING

LOT#8694, 2001 BUICK PARK AVE VIN#1G4CW54K914256552 AUTONATION CHEVROLET TIM-ONIUM 60 E PADONIA RD TIMONIUM

LOT#8695, 2009 CHEVROLET TRA-VERSE VIN#1GNER23D59S108144 AUTONATION CHEVROLET TIM-**ONIUM** 60 E PADONIA RD TIMONIUM

LOT#8696, 2002 NISSAN ALTIMA VIN#1N4AL11E52C260039 ANTWERPEN SECURITY NISSAN 1701 WOODLAWN DR BALTIMORE

LOT#8697, 2001 MITSUBISHI MONTERO VIN#JA4MT21H91P034823 A&C AUTO CENTER 519 BURTON ST SALISBURY

LOT#8698, 2006 LEXUS GS 300 VIN#JTHCH96S260001967 STAR VALLEY, INC DBA AAMCO TRANSMISSION 7596 ANNAPOLIS RD LANHAM

LOT#8699, 2005 BENTLEY CON-TINETAL VIN#SCBCR63W95C026417 AUTOMOTIVE DIAGNOSTIC CENTER 3831 D PLYERS MILL RD **KENSINGTON**

LOT#8700, 1990 FORD MUSTANG VIN#1FACP40E2LF146032 **REVOLUTION AUTOMOTIVE** 8303 PULASKI HWY #D ROSDALE

LOT#8701, 1996 FORD SUPER DUTY VIN#1FDLF47F5TEA48187 T&S AUTO & DIESEL EXPRESS 43190 RIVERSIDE DR HOLLYWOOD

> TERMS OF SALE: CASH PUBLIC SALE

The Auctioneer reserves the right to post a Minimum Bid

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

(6-15,6-22) 127069

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 2

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

<u>127156</u> (6-22,6-29,7-6)

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.

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 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. 12-1318567; known as Condominium Bl 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 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 Plain-tiff in the proceeding. The Complaint states, among other things, that the amount neces-sary 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 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, varning all persons having or claiming to have any interest in the property described above to appear in this Court by the 14 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.

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

NOTICE

Plaintiffs VS. 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 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 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

PRINCE GEORGE'S COUNTY GOVERNMENT

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

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 Á 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, Secretary/Treasurer. President

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 Es coba, Inc., t/a El Triunfo Restaurant, Vidal Escobar, President/Secretary, Alexander Rivera, Treasurer.

Alan Cohen, Manager/Autho-rized Person, Eric Siegel, Man-ager/Authorized Person, for a Class Beer Wine and Liquor Li

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. BROOKSIDE PARK CONDO-MINIUM INC, and Deutsche Bank National Trust Company 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 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. 12-1319672; known as Dldg 21 Unit 6 775 C-2 T-Dt S/b 07/1 9/04 L19982 F653 2,0001.0000 Sq.Tf & Imps. Wilson 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 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 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 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 No-tices of the tax sale was sent to each required interested party have expired.

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

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 proceed-ings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 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

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

vs.

Omotunde Taiwo and Olaseni Cole Defendants

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

CIVIL NO. CAEF 17-01412

ORDERED, this 15th day of June, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13903 Bentwaters 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 17th 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 17th day of July, 2017, next.

The report states the amount of sale to be \$150,000.00.

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

(6-22, 6-29, 7-6)

127173

LOT#8689, 2006 HONDA ACCORD VIN#1HGCM665X6A028089 BALTIMORE BODY SHOP 2720 SISSON ST BALTIMORE

LOT#8691, 2013 HYUNDAI Sonata VIN#5NPEB4AC6DH570674 ANTWERPEN HYUNDAI RT 40 5440 BALTIMORE WASHINGTON PIKE

CATONSVILLE

LOT#8692, 2012 HYUNDAI TUC-SON VIN#KM8JUCAC4CU446423 ANTWERPEN HYUNDAI RT 40 6440 BALTIMORE NATIONAL PIKE

BALTIMORE

LOT#8209, 2003 MERCEDES C 240 VIN#WDBRF81J73F427364 CARZONE USA SERVICE CEN-TER 6103 REISTERSTOWN RD BALTIMORE

LOT#8622

1972 ALLMAND 34' NJ 5000 HE HULL#DLZ007521182 MCDANIEL YACHT BASIN 15 GRANDVIEW AVE NORTH EAST

LOT#8656 1975 MARINETTE 32' MD#2956 Z PER DNR HULL#ALC208970875 TURKEY POINT MARINA 1107 TURKEY POINT RD EDGEWATER

LOT#8672, 2015 HYUNDAI SONATA VIN#5NPE34AF9FH239503 HILLTOP AUTOMOTIVE 587 RITCHIE RD CAPITAL HEIGHTS

LOT#8688, 2010 JEEP GRAND CHEROKEE VIN#1J4PR4GK9AC150833 BUTCH'S AUTO BODY 620 RITCHIE RD CAPITAL HEIGHTS

LOT#8261, 2013 NISSAN ALTIMA VIN#1N4AL3AP0DC120612 ANTWERPEN SECURITY NISSAN 1701 WOODLAWN DR BALTIMORE

LOT#8643, 2016 FORD FOCUS VIN#1FADP3E23GL211071

Plaintiff vs.

NEW LIFE FAMILY FELLOWSHIP 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. 9-917195; known as 15,369.00 Sq. Ft & Imps Oaklawn Lot 333. Street address of 8512 Allentown Rd.

Defendants

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

Civil Action No. CAE 17-11676

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 Plain-tif in the represeding

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 12th day of June, 2017 by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insection of a copy of this 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 7th day of July, 2017, warning all persons having or

claiming to have any interest in the property described above to appear in this Court by the 15th 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

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

126968

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

Plaintiffs

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

vs.

Substitute Trustees

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

cense for the use of CS 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 Mem-ber, 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 Choice, 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 Be-claws, 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 Restau-rant, 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 Li-cense for the use of DaisyGrill 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 COMMI Attest: Kelly E. Markomanolakis Administrative Assistant May 4, 2017 127067 (6

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

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF **PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be ac-cepted 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

Applications will be accepted July 1, 2017- July 31, 2017 for the Special Sunday Off Sale Permit. There are a limited number of permits available.

A Public Hearing is also sched-uled 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

IISSIONERS s t	Attest: Kelly E. Markoma Administrative As June 6, 2017	
(6-15,6-22)	127066	(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**

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. 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominum fees and/or homeowners district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>14-602664</u>)

LEGALS

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

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

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 un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

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 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlewill be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and asdistrict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2012-25332</u>)

LEGALS

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

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

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 ad-dress 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 settle. within internet adds of numerator, the deposit with be formed and the prop-erty will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-616855</u>)

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

LEGALS

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

127012

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

<u>127002</u>

LEGALS

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

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

11207 BENNINGTON DR. UPPER MARLBORO, MD 20774

LEGALS

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

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

(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

4722 QUADRANT ST. CAPITOL HEIGHTS, MD 20743

Rockville, MD 20852 (301) 961-6555 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

> 3513 REGENCY PKWY. DISTRICT HEIGHTS, MD 20747

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

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

<u>126909</u>

Under a power of sale contained in a certain Deed of Trust dated December 11, 2006 and recorded in Liber 27082, Folio 227 among the Land Records of Prince George's County, MD, with an original principal balance of \$168,000.00 and a current interest rate of 6.5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 11, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$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. chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 123696-1)

Under a power of sale contained in a certain Deed of Trust dated July 11, 2005 and recorded in Liber 23053, Folio 11 among the Land Records of Prince George's County, MD, with an original principal balance of \$204,000.00 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 entrance, located on Main St.), on

JULY 11, 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" con-dition and subject to conditions, restrictions and agreements of record affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the bornower entered into any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 198944-1)

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

Under a power of sale contained in a certain Deed of Trust dated November 5, 2005 and recorded in Liber 36296, Folio 410 among the Land Records of Prince George's County, MD, with an original principal balance of \$195,000.00 and a current interest rate of 7.99%, 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

JULY 11, 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 affect-ing 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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 120687-1)

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

127115

(6-22,6-29,7-6) 127116 (6-22,6-29,7-6)

127117

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

(6-22,6-29,7-6)

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

126943

LEGALS

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

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

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

127108

LEGALS

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

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

4621 DAVIS AVENUE SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from William Thomas, dated June 26, 2006 and recorded in Liber 25736, Folio 450 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$196,800.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Markland Court of Markland Court and Court of Markland Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 11, 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 de-scribed 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 condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,000.00 by cerif any and with no warranty of any kind. A deposit of \$32,000.00 by cer-tified 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 pur-chase menoy at the pate rate from the date of foreclosure autien to the chase 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 purchaser agrees to pay reasonable attorneys fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchaser price all costs and expenses payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substiceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit 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, determina-tion 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 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

(6-22,6-29,7-6)

6003 Executive Boulevard, Suite 101 (301) 961-6555

BWW LAW GROUP, LLC

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4718 NEW KENT DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated February 23, 2006 and recorded in Liber 25180, Folio 78 among the Land Records of Prince George's County, MD, with an original principal balance of \$438,750.00 and a current interest rate of 9.1%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 11, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$44,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes 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/sever charges, such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser; whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 195921-1)

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

<u>127118</u>

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6810 TREXLER RD. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated October 23, 2006 and recorded in Liber 26707, Folio 132 and re-recorded in Liber 31668, Folio 251 among the Land Records of Prince George's County, MD, with an original principal balance of \$331,500.00 and a current interest rate of 3%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 11, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property and assumes is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 196441-1)

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 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 Sy virtue of the power and authority contained in a Deed of Irust from Yvette Rimaihi aka Yvette Tyler and Jamaal Rimaihi, 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 un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

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 cretion, 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 pur-chase 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. In-terest 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 Sub-stitute Trustees, if the property is purchased by an entity other than the note-holder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfaited and the property will holder 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 de-layed 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 asso-ciation 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 es-The purchaser shall be responsible for the payment of the date of safe. The purchaser shall be responsible for the payment of the ground rent es-crow, if required. Cost of all documentary stamps, transfer taxes, and all set-tlement 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 advantage the Substitute Trustees. purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 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

(6-22,6-29,7-6)

127119

(6-22, 6-29, 7-6)<u>126919</u> (6-8,6-15,6-22)

WANTED: Your Ad Here! Advertise in The Prince George's Post! Call 301-627-0900 Today!

vs.

NOTICE

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

> Substitute Trustees, Plaintiffs

KEVIN CROMER 3712 Largo Road Upper Marlboro, MD 20772

vs.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-46148

Defendant(s)

Notice is hereby given this 5th day of June, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property and, that the sale of the property mentioned in these proceedings and described as 3712 Largo Road, 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 5th day of July, 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 5th day of July, 2017.

The report states the purchase price at the Foreclosure sale to be \$232,100.00.

SYDNEY I. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 127035 (6-15.6-22.6-29)

NOTICE

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

> Substitute Trustees, Plaintiffs

vs.

NOUCILLE LAPIERRE VICTOR MCGODMAN 14100 Ledbury Court Laurel, MD 20707 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-24903

Notice is hereby given this 5th day of June, 2017, by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 14100 Ledbury Court, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 5th day of July, 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 5th day of July, 2017.

The report states the purchase price at the Foreclosure sale to be \$554,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test:

NOTICE

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

> Substitute Trustees, Plaintiffs

EDGAR J. JOHNSON 4305 Donna Street Suitland, MD 20746 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-11055

Notice is hereby given this 6th day of June, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4305 Donna Street, Suitland, MD 20746, made and reported by the Substitute Trustee, be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 6th day of July, 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 6th day of July, 2017.

The report states the purchase price at the Foreclosure sale to be \$75,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (6-15,6-22,6-29) <u>127036</u>

NOTICE

WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSI-NESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR AG MIT 2014-WL-1 TRUST

Judgment Creditor,

DEBORAH WARD et al.

V.

Judgment Debtors.

In the Circuit Court for Prince George's County, Maryland Case No. CAL 16-31942

Notice is hereby given this 6th day of June, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in the safe of the property mentioned in these proceedings and described as 14502 Danube Lane, Bowie, MD 20721, made and re-ported by the Sheriff, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of July, 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 6th day of July, 2017.

The report states the purchase price at the Foreclosure sale to be \$5000.00.

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

True Copy—Test:

LEGALS

NOTICE

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

Dorothy J. Price

AND

v.

Vincent J. Price 3521 Vista Verde Drive

Bowie, MD 20721 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-43104

Notice is hereby given this 5th day of June, 2017, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and re-ported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of July, 2017, provided a copy of this notice be published in a newspaper of general circulation in George's County, once in Prince each of three successive weeks before the 5th day of July, 2017.

The Report of Sale states the amount of the foreclosure sale price to be \$321,150.00. The property sold herein is known as 3521 Vista Verde Drive, Bowie, MD 20721.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 127030 (6-15,6-22,6-29)

NOTICE OF SALE

KEINO FARQUHARSON

Plaintiff, KEENA KEITH

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

Defendant.

CAD 15-19373

NOTICE is hereby issued this 2nd day of June, 2017 by the CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, Maryland, that the sale of 833 Faraway Court, Bowie, Mary-land 20721 made and reported by Isaac H. Marks, Sr., Esquire, Court-appointed Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 3rd day of July, 2017; pro-vided a copy of this Notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 3rd day of July, 2017. The report states the amount of

the sale to be \$282,000.00. SYDNEY J. HARRISON Clerk, Circuit Court for

Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 127026 (6-15,6-22,6-29) NOTICE

Edward S. Cohn 600 Baltimore Avenue, Suite 208 Substitute Trustees Plaintiffs v.

a/k/a Pelenzo Carnell Mathis Jr. 5137 Hil Mar Drive District Heights, MD 20747

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

Notice is hereby given this 5th day of June, 2017, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and re-ported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of July, 2017, provided a copy of this notice be published in a

amount of the foreclosure sale price to be \$164,637.51. The property sold herein is known as 5137 Hil Mar Drive, District Heights, MD 20747.

SYDNEY J. HARRISON Clerk of the Circuit Court

NOTICE

Plaintiffs

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

vs.

Rodney K Pegram, Michelle H Pe-

gram and Von Black Trustee under agreement with American Homeland Trust Defendants IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 16-43674

ORDERED, this 5th day of June, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2615 Galeshead Drive, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th 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 5th day of July, 2017, next. The report states the amount of

sale to be \$506,000.00. SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk

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

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

126965

True Copy—Test: Sydney J. Harrison, Clerk

all encumbrances.

ORDER OF PUBLICATION

FNA Maryland, LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106 Plaintiff VS.

DAVID M EDELSON Prince George's County, Maryland

AND

LEGALS

Plaintiff

ORDER OF PUBLICATION

C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208

RYAN BIKUNDI LIVING TRUST

Hiers, devisees, personal represen-

tatives, and executors, administra-

tors, grantees, assigns or sucessors

in right, title, or interest and any and

all persons having or claiming to

have any interest in the property

Prince George's, described as fol-

lows: Tax Account No 07-3592722,

1.62 ACRES. & IMPS. WOODMORE

AT OAK CR LOT 27 BLK B ASSMT

\$819,433 LIB 35817 FL 595; AD-

DRESS 806 JENNINGS MILL DR

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 de-

scribed 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 pro-

ceeding. 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 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 Au-

gust, 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

title in fee simple, free and clear of

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

all rights of redemption in and as to the property being rendered by this Court against them.

Defendants

BOWIE, MD 20721.

and premises situate, described as:

FNA Maryland, LLC

Winston-Salem, NC 27106

Prince George's, Maryland

AND

VS.

Hiers, devisees, personal representatives, and executors, administrators, grantees, assigns or sucessors 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 County, described as follows: Tax Account No 14-1697952, 9604 OLD LAUREL BOWIE RD BOWIE, MD 20720.

Defendants

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

Civil Action No. CAE 17-11681

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 Plain-

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 ject 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 County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, 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 hav-ing or claiming to have any interest in the property described above to 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 126966 (6-8.6-15.6-22)

Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Towson, MD 21204

Pelenzo C. Mathis, Jr.,

Defendant Case No. CAEF 16-41485

newspaper of general circulation in Prince George's County, once in each of three successive weeks be-fore the 5th day of July, 2017. The Report of Sale states the

Prince George's County, MD

True Copy—Test: Sydney J. Harrison, Clerk 127029 (6-15,6-22,6-29)

Sydney J. Harrison, Clerk Sydney J. Harrison, Clerk (6-15,6-22,6-29) 127037 127062 (6-15, 6-22, 6-29)

> 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

2 BANNINGTON DR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated April 13, 2007 and recorded in Liber 27786, Folio 165 among the Land Records of Prince George's County, MD, with an original principal balance of \$363,600.00 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

JULY 11, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional tunds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser. mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property in a subject to convert in the surplus results from the purchaser and unable to convert in the surplus results from the surplus re by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 309795-1)

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

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

127063

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1104 CARRINGTON AVE. CAPITOL HEIGHTS A/R/T/A SEAT PLEASANT, MD 20743

Under a power of sale contained in a certain Deed of Trust dated June 23, 2007 and recorded in Liber 28249, Folio 485 among the Land Records of Prince George's County, MD, with an original principal balance of \$352,500.00 and a current interest rate of 1.81%, 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, 2072 (Duwu Wing entrance) located on Main St.) on MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 11, 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 affect-ing 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, meandation agricultural or other tays or charges agrees of the purchaser. recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub Trustees are unable to convey either inby said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 310262-2)

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

(6-22, 6-29, 7-6) 127130

(6-8.6-15.6-22)**BWW LAW GROUP, LLC** 6003 Executive Boulevard, Suite 101 Rockville, MD 20852

the

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated December 11, 2007 and recorded in Liber 30034, Folio 1 and re-recorded in Liber 32621, Folio 89 among the Land Records of Prince George's County, MD, with an original principal balance of \$555,000.00 and a current interest rate of 7.25%. default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 11, 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 affect-ing 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, chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 199401-1)

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

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

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

(6-22, 6-29, 7-6)

vs.

LEGALS

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 Even Olive Ross, 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 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

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

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

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

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)

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 Bene-field 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 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 25th 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 Register of Wills with a copy to the undersigned on or before the earlier (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

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 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:

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

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

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

SANDRA CHUMBRIS Personal Representative

CERETA A. LEE REGISTER OF WI PRINCE GEORGE P.O. BOX 1729	's County
UPPER MARLBO	ro, MD 20773-1729 Estate No. 106735
127004	(6-8,6-15,6-22)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

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

IN THE ESTATE OF SHIRLEY T VIANDS

12, 2017 with a will.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

LEGALS

vs.

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 pro-bate 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 under-signed on or before the earlier of the following dates: (1) Six months from the date of the

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

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

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

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 <u>127014</u> (6-8,6-15,6-22)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SANDRA K PRUITT

AKA: SANDRA K HALBERT-PRUITT

Notice is given that Sherrylle Little, whose address is 8201 16th Street #214, Silver Spring, MD 20910, was on June 9, 2017 appointed Personal Representative of the estate of Sandra K Pruitt, who died on April 18, 2017 without a

NOTICE

Carrie M. Ward, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852 Substitute Trustees, Plaintiffs

ROLAND GOLDSTON 292 Possum Court Capitol Heights, MD 20743 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-11119

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 292 Possum Court, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 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 \$133,000.00.

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

True Copy—Test: Sydney J. Harrison, Clerk (6-8,6-15,6-22) 126963



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.

CARL V. ALLEN, and The JAS Co., and Mark Hessel, Trustee, and Paul S. Blumenthal, Trustee, and

Prince George's County, Maryland

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:

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 Cray-ton, whose address is 2906 Coldspring Way, Apt. #312, Crofton, MD 21114, was on April 25, 2017 ap-pointed 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 pro-bate 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates: (1) Six months from the date of the

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

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

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

> CURTIS CRAYTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

<u>127018</u>

UPPER MARLBORO, MD 20773-1729

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

LEGALS

NOTICE

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

Debra K. Morton 903 Falls Lake Drive Mitchellville, MD 20721 Defendant

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

NOTICE

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

> Substitute Trustees, Plaintiffs

TERENCE MICHAEL O'DONNELL 6007 41st Avenue Hyattsville, MD 20782

Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-32103

Notice is hereby given this 5th day of June, 2017, by the Circuit Court

for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 6007 41st Avenue, Hy-attsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 5th day of July, 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 5th day of July, 2017.

The report states the purchase price at the Foreclosure sale to be \$225,000.00.

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

True Copy—Test: Sydney J. Harrison, Clerk 127032 (6-15,6-22,6-29)

NOTICE

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

> Substitute Trustees Plaintiffs

OSCAR T. RIVERA 2007 Charleston Place

vs.

Hyattsville, MD 20783 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-41436

Notice is hereby given this 5th day of June, 2017, by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 2007 Charleston Place, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 5th day of July, 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 5th day of July, 2017.

The report states the purchase price at the Foreclosure sale to be \$297 000 00

SYDNEY J. HARRISON

Clerk, Circuit Court for Prince George's County, MD

(2) Two months after the co-personal 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 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

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

NOTICE

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

vs.

126958

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'Sul-livan, 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 pub-lished 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) 127164

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 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 under-signed on or before the earlier of the following dates: (1) Six months from the date of the

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

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

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

WILLIAM 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

<u>127016</u> (6-8,6-15,6-22)

ENACTED BILL COUNTY COUNCIL OF

PRINCE GEORGE'S COUNTY, MARYLAND

CB-54-2017 - AN ACT CONCERNING MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION for the purpose of approving the Prince George's County portion of the Maryland-National Capital Park and Planning Commission budget and making appropriations and levying certain taxes for Fiscal Year 2018 for the Maryland-National Capital Park and Planning Commission, pursuant to the provisions of the Land Use Article of the Annotated Code of Maryland, as amended ("Land Use Article").

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

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.

and

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 9th day of De-

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

cember, 2017.

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

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

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

SHERRYLLE LITTLE Personal Representative

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

Estate No. 106859 127074 (6-15,6-22,6-29) District of Prince George's, described as follows: Account No. 6-605287; known as Unit 3821 T 1 2006 Eai-x TRS 1,693.0000 Sq Ft & Imps Marlow Towers Cond. Street address of 3821 St Barnabas Rd Unit: 3821 T1.

Defendants

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

Civil Action No. CAE 17-11674

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 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 expired.

It is thereupon this 12th day of June, 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 7th day of July, 2017, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 15th day of Au-gust, 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 in-

formed 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

(6-22)

127154 (6-22,6-29,7-6)

Case No. CAEF 16-38374

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, 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 published in a newspaper of general circulation in Prince George's 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 price to be \$296,000.00. The property sold herein is known as 903 Falls Lake Drive, Mitchellville, MD 20721.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 126961 (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

Kyana Hunter

AND

v.

Louise Hunter

1231 Capitol Heights Boulevard Capitol Heights, MD 20743 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-23422

Notice is hereby given this 5th day of June, 2017, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and re-ported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of July, 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 5th day of July, 2017.

The Report of Sale states the amount of the foreclosure sale price to be \$104,000.00. The property sold herein is known as 1231 Capitol Heights Boulevard, Capitol Heights, MD 20743.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (6-15,6-22,6-29) 127031

NOTICE

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

True Copy—Test: Sydney J. Harrison, Clerk

127033

vs.

Substitute Trustees, Plaintiffs

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

STEPHEN T. SUMMERS 5520 Lanham Station Road Lanham, MD 20706 Defendant(s)

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 16-04181

Notice is hereby given this 5th day of June, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5520 Lanham Station Road, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of July, 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 5th day of July, 2017.

The report states the purchase price at the Foreclosure sale to be \$219,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 127034 (6-15,6-22,6-29)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: A. C. WILLIAMS

Estate No.: 105397

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by SANDRA ROSSER for judicial probate of the copy of the will dated October 1, 2005 and for the appointment of a personal representative. A hearing personal representative. A hearing will be held at 14735 Main Street,

Room D4010, Upper Marlboro, MD 20772 on **July 25, 2017 at 9:30 AM**. This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

127065

(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**

4918 MARLBOROUGH GROVE **UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Isehia Heigh, dated July 13, 2009, and recorded in Liber 30849 at folio 309 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 9:33 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 \$16,000.00 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 durate in the noteholder. There will be a balance to future from the purchaser in the overt settle. will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-mered there there have a constraint of the date of sale, and asdistrict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purpurchaser 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 # 2013-37434)

LEGALS

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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abstroment of interact due from the number of the surent actual will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-wared due to the there were the event set of the output of the set o sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-615052)

LEGALS

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 ad-dress 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 annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2008-00446)

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

126912

(6-8.6-15.6-22)

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

LEGALS

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

LEGALS

NOTICE OF REPORT **OF SALE**

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

NOTICE OF REPORT **OF SALE**

Plaintiff

Defendant(s)

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

Carolina Tristan

Jason Arce

NOTICE OF REPORT **OF SALE**

NOTICE OF REPORT **OF SALE**

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

Barbara Hawkins

126917

NOTICE OF REPORT **OF SALE**

LEGALS

NOTICE OF REPORT **OF SALE**

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

Grace B Cornforth

Plaintiff

Plaintiff

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

Joseph Arnold Evelyn Arnold

Defendant(s)

Plaintiff

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

Civil Case No. CAEF 16-35889

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 men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be contrary thereof be shown on or be-fore the 26th day of June, 2017; pro-vided, 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

26th day of June, 2017. The Report of Sale states the amount of the foreclosure sale to be \$10347.11. The property sold herein is One 889,000/2,855,944,500 fracis One 889,000/2,855,944,500 frac-tional 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 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, Na-tional Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Stan-dard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as de-scribed in "Declaration of Condo-minium for Capital Cove at National Harbor a Condominium" datad Son Harbor, a Condominium" dated Sep-tember 11, 2009 and recorded Sep-tember 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 at-tached (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 126969 (6-8,6-15,6-22)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 16-35890

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 men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED, unloss cause to the foose, Trustee, 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 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 \$ 1147.86. The property sold herein is One 84,000/2,855,944,500 frac-tional fee simple undivided Standard

tional fee simple undivided Standard tional 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 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, Na-tional Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Stan-dard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as de-scribed in "Declaration of Condo-minium for Capital Cove at National minium for Capital Cove at National Harbor, a Condominium" dated Sep-tember 11, 2009 and recorded Sep-tember 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declara-tion") with one or more plats at-tached (the "Plats"), (the Declaration and the Plats, collectively, the "Time-chara Declaration") share Declaration").

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

True Copy—Test: Sydney J. Harrison, Clerk 126970 (6-8,6-15,6-22)

The Prince George's Post

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 men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, 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 order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 20th days of Mars 2017.

26th day of June, 2017. The Report of Sale states the amount of the foreclosure sale to be \$15948.71. The property sold herein is One 1,577,,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, 923 827, 901 921 923 927, 1092 1094 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, Na-tional Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Stan-dard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as de-scribed in "Declaration of Condo-minium 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 "Declara-tion") with one or more plats at-tached (the "Plats"), (the Declaration and the Plats, collectively, the "Time-chara Declaration") share Declaration").

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

True Copy—Test: Sydney J. Harrison, Clerk 126971 (6-8,6-15,6-22)

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

Bernice C Johnson

Civil Case No. CAEF 16-35892

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 men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 26th day of Lune. 2017: profore the 26th day of June, 2017; profore the 26th day of June, 2017; pro-vided, 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 \$ 7852.02. The property sold herein is One 874,000/2,855,944,500 frac-tional fee simple undivided Standard

Is onle 674,000/2,005,944,000 nac-tional 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 Com-munity, 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 the "Timeshare Project") as de-scribed in "Declaration of Condo-minium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded Sep-tember 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 at-tached (the "Plats"), (the Declaration and the Plats, collectively, the "Time-share Declaration").

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

True Copy—Test: Sydney J. Harrison, Clerk 126972 (6-8,6-15,6-22) CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. CAEF 16-35893

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 men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, 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 order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the

f three successive weeks before the

26th day of June, 2017. The Report of Sale states the amount of the foreclosure sale to be \$ 2922.26. The property sold herein is One 315,000/330,785,000 fractional

fee simple undivided Designated Va-

cation Ownership Interest (the "Des-ignated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022

that are situate within the one Time

share Unit (as defined in Section 1.46 of the Master Condominium Decla-

ration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage,

National Harbor, MD 20745 as ten

National Harbor, MID 20/45 as ten-ants in common with the other undi-vided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proj-ect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and

dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's

County, Maryland ("Land Records"

"Declaration") with one or more plats attached (the "Plats"), (the Declara-tion and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, MD

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

True Copy—Test: Sydney J. Harrison, Clerk

<u>126973</u>

Plaintiff

Defendant(s)

Defendant(s)

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

Civil Case No. CAEF 16-35894

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 men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED, unless cause to the 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 \$ 950.88. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vaca-tion 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, 1109 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 interact 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 126974 (6-8,6-15,6-22)

Your Newspaper of Legal Record

Call (301) 627-0900 Fax (301) 627-6260

Anthony A Machi Mary M Machi

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. CAEF 16-35891

CAPITAL COVE AT NATIONAL

HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

126916

Defendant(s)

v.

Plaintiff

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. In easle 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 grior 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 ord

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

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

<u>126946</u>

(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

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 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 agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the p

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

LEGALS

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY LEGALS

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

SECURED CREDITOR'S SALE of the Security Interest in Unit S granted by Greenbelt Homes, Inc. in the cooperative housing apartment development of the Cooperative, located at

45 RIDGE ROAD, UNIT S GREENBELT, MD 20770

Pursuant to a Financing Statement and Recognition Agreement dated December 15, 2008, default occurred thereunder, the undersigned Attorney for the Secured Creditor will sell at public auction at the at the Circuit Court for Prince George's County, 14735 Main Street, Upper Marlboro, MD, Duval Wing entrance, located on Main Street, on

JUNE 27, 2017 AT 11:10 AM

the Security Interest in Unit S of Greenbelt Homes, Inc. as referenced in the Cooperative Unit Loan Security Agreement, proprietary lease, occupancy agreement or ownership contract appurtenant thereto dated December 15, 2008, and all supplements thereto. The right to possess and use the Cooperative, 45 Ridge Road, Unit S, Greenbelt, MD 20770

Recognition Agreement 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 of Prince George's County,

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 \$17,000.00 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 prop-erty 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 assess-ments, to the extent such amounts survive the Secured Creditor sale includ-ing 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. Should the Purchaser default under the terms of sale, the Attorney for the Secured Creditor reserves the right to forfeit the deposit and resell the right Secured Creditor reserves the right to forfeit the deposit and reself the right to occupy and use the property, at the risk and expense of the defaulting Pur-chaser and/or without forfeiting deposit, the Secured Creditor may avail it-self of any legal or equitable remedies available. 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. 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-I aws and Regprovided for herein. Any purchase shall be subject to all By-Laws and Reg-ulations of the Cooperative Association, which may include a requirement that the unit be owner-occupied. Should the Secured Creditor in its sole discretion determine that it is unable to convey either insurable or marketable title, the Purchaser's sole remedy, at law or equity shall be limited to the re-fund of the deposit without interest, at which time the sale shall be void and Creditor, its agents, attorneys and assigns. Purchaser is responsible for ob-taining physical possession of the property, and assumes risk of loss or dam-age 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 agreed or paid off th 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)

Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204 SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Joan Sherrill, and Gregory E. Sherrill, dated December 14, 2007 and recorded in Liber 29138, Folio 546 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$415,000.00, and an original interest rate of 3.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 11, 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 \$48,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' 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, determina-tion 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 FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Reginal Strother, dated December 16, 2009 and recorded in Liber 31360, Folio 219, and re-recorded at Liber 39426, Folio 567 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$135,531.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 7, 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, determina-tion 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

127102

(6-22,6-29,7-6)

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

NOTICE OF PUBLIC HEARING ON THE DRAFT SUBSTANTIAL AMENDMENT TO THE HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN: FY 2017

> Date: Tuesday, July 11, 2017 at 10:30 a.m. Council Hearing Room, First Floor County Administration Building 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772

The purpose of the Substantial Amendment to the Prince George's County Fiscal Year (FY) 2017 Annual Action Plan is to restructure an existing Community Development Block Grant (CDBG) Activity: Mount Rainier Street Improvement Project.

Proposed Restructured CDBG Activities: Program Year (PY) 42 Mount Rainier Street Improvement Project

\$76,582.00

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

A copy of the substantial amendment is available at the Prince George's County Department of Housing and Community Development (DHCD), 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website: http://www.princegeorgescountymd.gov/sites/DHCD/Resources/Pages/default.aspx or it can be mailed upon request by contacting DHCD at 301-883-5540.

Those wishing to testify at this hearing are invited to contact the Office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, or via telephone at 301-952-3600 or TDD 301-925-5267 or can sign up at: <u>http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak</u>. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

Sign Language for the hearing impaired and interpretive services can be made available. To request these services, please contact DHCD at 301-883-5540 or TTY 301-883-5428.

Written comments may be sent to the Prince George's County Department of Housing and Community Development at 9200 Basil Court, Suite 500, Largo, Maryland, 20774.

For more information, please contact the Department of Housing and Community Development at 301-883-5540 or TDD 301-883-5428.

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

By Authority of: Eric C. Brown, Director Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774 Date: June 22, 2017

127169

(6-22, 6-29, 7-6)

127106

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 un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

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 pur-chase 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. 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all cottloment charges chall be home by the purchaser factors. settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-615149</u>)

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

126918

v.

(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 settlewill be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all outloamet charges chall be before the payment of the Substitute Tructore settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>14-602348</u>)

LEGALS

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

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

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, Maryand 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. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no encourted of the service of the purchaser in the super settle erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-35917</u>)

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

126922

LEGALS

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

Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED

REAL PROPERTY

15613 DORSET ROAD, UNIT 98 AKA APT 304. LAUREL, MD 20707

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

LEGALS

NOTICE OF REPORT

OF SALE

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

HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

NOTICE OF REPORT **OF SALE**

Plaintiff

126921

CAPITAL COVE AT NATIONAL

NOTICE OF REPORT **OF SALE**

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

Robert G Walton

Shirley W Walton

NOTICE OF REPORT **OF SALE**

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

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

Plaintiff

Under a power of sale contained in a certain Deed of Trust from Oluronke G. Jegede, dated November 30, 2009 and recorded in Liber 31269, Folio 191 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$175,000.00, 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 JULY 11, 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.

Brooke Mccauley Ir Trustee of

Plaintiff

Defendant(s)

v.

James A Brown

LEGALS

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

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 men-tioned in these proceedings made and reported by Daniel C. Zicke foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 26th day of June, 2017; pro-vided, 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 deu of Lure 2017 26th day of June, 2017

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 frac-tional 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. 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 Com-munity, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Stan-dard VOI Units in Capital Cove at the "Timeshare Project") as de-scribed in "Declaration of Condo-minium for Capital Cove at National Harbor, a Condominium" dated Sep-tember 11, 2009 and recorded Sep-Harbor, a Condominium' dated Sep-tember 11, 2009 and recorded Sep-tember 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declara-tion") with one or more plats at-tached (the "Plats"), (the Declaration and the Plats. collectively the "Timeand 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) 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 men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, 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 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

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 210-217, 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, Na-tional Harbor, MD 20745 as tenants in common with the other undivided in common with the other undivided interest owners of the aforesaid Stan-dard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as de-scribed in "Declaration of Condo-minium for Capital Cove at National Harbor, a Condominium" dated Sep-tember 11, 2009 and recorded Sep-tember 125, 2009 among the Land Records of Prince George's County. Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats at-tached (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 (6-8,6-15,6-22) 126976

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 men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, 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 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

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. CAEF 16-35886

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, Na-tional Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Stan-dard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as de-scribed in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated Sep-tember 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 at-tached (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)

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 men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, 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 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

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 210-217, 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, Na-tional Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Stan-dard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as de-scribed in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated Sep-tember 11, 2009 and recorded Sep-tember 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 at-tached (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)

<u>127107</u>

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

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Frustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser aives 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, determina-tion 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

(6-22,6-29,7-6)

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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 inter-est 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 de-scribed 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 condi-tions, 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 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 Nets its assignment designment shall pay intersect on the uppaid pur 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 setthemet expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure unction. In such event, the dofaulting purchaser shall be light for the auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit 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, determina-tion 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 (6-8,6-15,6-22)

LEGALS

ified 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

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

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

126907

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 assess-ments 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. pressly agreed by t nurchaser th 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.

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.

Estrellita Rodriguez Alcantara, and Gerald Rodriguez Alcantara, and BROOKSIDE PARK CONDO-MINIUM 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. 12-1318237; known as Condominium B1 D 16 Unit 6739 C2(DMG Prop Fire Imps rem 1/1/10) 2,001.000 Sq Ft & IMps. Wilson Bridge. Street address of 538 Wilson Bridge Dr Unit: 6739 C-2.

Defendants

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

Civil Action No. CAE 17-11675

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 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 No-tices of the tax sale was sent to each required interested party have expired.

It is thereupon this 12th day of June, 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 newroaper baying genwhich 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 7th day of July, 2017, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 15th day of Au-gust, 2017, and redeem their respective property or answer 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. Defendants are

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.

CHOICE HOMES LLC, and DAVID ALTERMAN, and STEVE SUSHNER, TRUSTEE, 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. 17-1945252; known as Bldg 2 Unit 107 1,800.0000 Sq.Ft & Imps. Presidential Park.

Street address of 9203 New Hampshire Ave Unit: 107.

Defendants

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

Civil Action No. CAE 17-11677

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 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 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.

pired. It is thereupon this 12th day of June, 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 7th day of July, 2017, warning all persons having or claiming to have any interest in the perperty described above to appear property described above to appear in this Court by the 15th day of August, 2017, and redeem their respective property or answer the Complaint, or thereafter a Final Dethe 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 informed of the latest date to file a ritten Answer or Petition to R 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.

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

126949

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 rat-

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

LEGALS

v.

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.

Carla Edwards 4302 Talmadge Circle Suitland, MD 20746

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-00088

Notice is hereby given this 5th day of June, 2017, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and re-ported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of July, 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 5th day of July, 2017. The Report of Sale states the amount of the foreclosure sale price to be \$208,240.00. The property sold herein is known as 4302 Talmadge Circle, Suitland, MD 20746.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 127027 (6-15, 6-22, 6-29)

formed 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

127155

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

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

True Copy—Test: Sydney J. Harrison, Clerk 127157 (6-22,6-29,7-6)

(6-22,6-29,7-6)

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

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

Henry Nathaniel McLucas, Jr. 4008 Bridle Ridge Road Upper Marlboro, MD 20772 Defendant

NOTICE

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-22303

Notice is hereby given this 5th day of June, 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 5th day of July, 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 5th day of July, 2017.

The Report of Sale states the amount of the foreclosure sale price to be \$374,100.00. The property sold herein is known as 4008 Bridle Ridge Road, Upper Marlboro, MD

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 127028 (6-15, 6-22, 6-29)

Plaintiff

Defendant(s)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

v.

EUGENE DAVIS

MARY A. DAVIS

Daniel C. Zickefoose, Esq., Assignee,

NOTICE OF REPORT

OF SALE

v. DOROTHY L. WALLTOWER

Defendant(s)

Prince George's County, Maryland Civil Case No. CAEF 17-03244

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of June, 2017.

In the Circuit Court for

Prince George's County,

Maryland

Civil Case No. CAEF 17-03243

The Report of Sale states the amount of the foreclosure sale to be \$ 94,708.24. The property sold herein is One 605,000/2,855,944,500 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 Com-munity, 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 at-tached (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 126981 (6-8,6-15,6-22) Plaintiff

ULYSSES WALLTOWER

In the Circuit Court for

NOTICE is hereby given this 30th 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, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$50,751.48. The property sold herein is One 583,000/2,855,944,500 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 at-tached (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 126982 (6-8,6-15,6-22)

NOTICE OF REPORT **OF SALE**

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. CAEF 17-03245

NOTICE is hereby given this 30th 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 by Daniel C. Zicke-

CONFIRMED unless cause to the

contrary thereof be shown on or be-

fore the 30th day of June, 2017; pro-

vided, a copy of this order be

inserted in a newspaper printed in said County, once in each of three

successive weeks before the 30th day of June, 2017.

The Report of Sale states the

amount of the foreclosure sale to be \$74,636.83. The property sold herein is One 574,000/2,855,944,500 frac-

tional 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 Com-munity, 250 Mariner Passage, Na-tional Harbor, MD 20745 as tenants

in common with the other undivided

interest owners of the aforesaid Stan-

dard VOI Units in Capital Cove at

National Harbor, a Condominium (the "Timeshare Project") as de-scribed in "Declaration of Condo-

minium for Capital Cove at National

Harbor, a Condominium" dated Sep-

tember 11, 2009 and recorded Sep-

tember 25, 2009 among the Land

Records of Prince George's County, Maryland ("Land Records") in Liber

31006, folio 457 et seq., (the "Declara-

tion") with one or more plats at-tached (the "Plats"), (the Declaration

and the Plats, collectively, the "Time-

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, MD

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

share Declaration")

True Copy—Test:

126983

Sydney J. Harrison, Clerk

Assignee, be RATIFIED AND

signee,

foose,

JAMES JACKSON JR

KELLI PARKER

v.

OF SALE Daniel C. Zickefoose, Esq., As-

LEGALS

Plaintiff

Defendant(s)

Daniel C. Zickefoose, Esq., Assignee Plaintiff

NOTICE OF REPORT

v. JOHN A. LOPEZ CINDY L. LOPEZ Defendant(s) In the Circuit Court for

Prince George's County, Maryland

Civil Case No. CAEF 17-03246

NOTICE is hereby given this 30th 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$49,012.16. The property sold herein is One 521,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Com-munity, 250 Mariner Passage, Na-tional 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 at-tached (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 126984 (6-8,6-15,6-22)

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

JAMES W. MCNEIL

v.

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

Defendant(s)

Civil Case No. CAEF 17-03248

NOTICE is hereby given this 30th 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 by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2017; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th

day of June, 2017. The Report of Sale states the amount of the foreclosure sale to be \$ 31,768.82. The property sold herein is One 364,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 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 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, Na-tional Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Stan-dard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as de-scribed in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded Sep tember 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 at-tached (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

126985 (6-8.6-15.6-22)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

HELEN MARTIN JOHN D. MARTIN

LEGALS

v.

Defendant(s)

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

Civil Case No. CAEF 17-03249

NOTICE is hereby given this 30th 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$29,408.87. The property sold herein is One 282,000/2,855,944,500 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 Com-munity, 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 at-tached (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 126986 (6-8,6-15,6-22)

signee,

v.



v.

Plaintiff

Defendant(s)

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

v.

SHIRLEY A. JENKINS

Defendant(s)

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

Civil Case No. CAEF 17-03250

NOTICE is hereby given this 30th 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 by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of June. 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 20,240.43. The property sold herein is One 210,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Com-munity, 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 de-scribed 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 at-tached (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 126987 (6-8,6-15,6-22) NOTICE OF REPORT NOTICE OF REPORT **OF SALE**

Plaintiff

Defendant(s)

Daniel C. Zickefoose, Esq., As-

KOLAWOLE LADIPO OMOYELE

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. CAEF 17-03251

CONFIRMED unless cause to the contrary thereof be shown on or be-

fore the 30th day of June, 2017; pro-

vided, a copy of this order be

tional 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 Com-munity, 250 Mariner Passage, Na-

tional Harbor, MD 20745 as tenants

in common with the other undivided

interest owners of the aforesaid Stan-

dard VOI Units in Capital Cove at

National Harbor, a Condominium (the "Timeshare Project") as de-scribed in "Declaration of Condo-

minium for Capital Cove at National Harbor, a Condominium" dated Sep-

tember 11, 2009 and recorded Sep-

tember 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber

31006, folio 457 et seq., (the "Declara-

tion") with one or more plats at-tached (the "Plats"), (the Declaration

and the Plats, collectively, the "Time-

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, MD

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

share Declaration").

126988

True Copy—Test: Sydney J. Harrison, Clerk

ELIZABETH ATINU OMOYELE

OF SALE

signee,

v.

Daniel C. Zickefoose, Esq., As-

AMIN A. ABDUL-WAHAB

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. CAEF 17-03252

FATTUMA I-ISMAEL

NOTICE OF REPORT

OF SALE

Court for s County, id	In the Circuit Court for Prince George's County, Maryland	In the Circuit Court for Prince George's County, Maryland
Defendant(s)	Defendant(s)	Defendan
AHAB	v. DWAYNE D. CAREY	RAYMOND HARPER NINATEEN HARPER
Plaintiff	signee, Plaintiff	Plair v.
Esq., As-	Daniel C. Zickefoose, Esq., As-	Daniel C. Zickefoose, Esq., As- signee,

Civil Case No. CAEF 17-03253

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three

The Report of Sale states the amount of the foreclosure sale to be \$ 26,835.60. The property sold herein is One 154,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Com-munity, 250 Mariner Passage, Na-tional 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 de-scribed 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 at-tached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

Prince George's County, MD

True Copy-Test: Sydney J. Harrison, Clerk 126990

NOTICE OF REPORT **OF SALE**

Civil Case No. CAEF 17-03254

NOTICE is hereby given this 30th 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-

fore the 30th day of June, 2017; pro-

vided, a copy of this order be

inserted in a newspaper printed in said County, once in each of three

successive weeks before the 30th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 9,380.93. The property sold herein is One 84,000/2,855,944,500 frac-

tional 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 Com-munity, 250 Mariner Passage, Na-

tional Harbor, MD 20745 as tenants

in common with the other undivided

interest owners of the aforesaid Stan-

dard VOI Units in Capital Cove at

tion") with one or more plats at-tached (the "Plats"), (the Declaration

and the Plats, collectively, the "Time-

SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, MD

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

share Declaration").

True Copy-Test:

126991

Sydney J. Harrison, Clerk

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

ANNIE R. BRYANT

Defendant(s)

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

Civil Case No. CAEF 17-03255

NOTICE is hereby given this 30th day of May, 2017, by the Circuit Court for Prince George's County, that the cale of the preparty more that the set of the preparty more than the set of the preparty more the set of the preparty more the set of the preparty more than the set of the preparty more than the set of the preparty more the preparty more the set of the preparty more the that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 9,922.94. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Com-munity, 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 de-scribed 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 at-tached (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 126992 (6-8,6-15,6-22)

NOTICE is hereby given this 30th day of May, 2017, by the Circuit Court for Prince George's County, NOTICE is hereby given this 30th day of May, 2017, by the Circuit Court for Prince George's County, that the cale of the preparty more that the set of the preparty more than the set of the preparty more the set of the preparty more the set of the preparty more than the set of the preparty more than the set of the preparty more the preparty more the set of the preparty more the that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three inserted in a newspaper printed in said County, once in each of three said County, once in each of three successive weeks before the 30th day of June, 2017. The Report of Sale states the amount of the foreclosure sale to be \$27,662.54. The property sold herein is One 171,500/2,855,944,500 frac-tionel for simple undivided Standard successive weeks before the 30th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 7,996.80. The property sold herein is One 154,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Com-munity, 250 Mariner Passage, Na-tional 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 de-scribed 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").

Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (6-8,6-15,6-22) 126989

SYDNEY J. HARRISON Clerk of the Circuit Court for

successive weeks before the 30th day of June, 2017.

the "Timeshare Project") as de-scribed in "Declaration of Condo-minium 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 "Declara-

SYDNEY J. HARRISON Clerk of the Circuit Court for

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

v.

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff v.

NICOLE ANDERSON

WILLIAM ANDERSON JR Defendant(s)

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

Civil Case No. CAEF 17-03256

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 10,404.43. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Com-munity, 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 at-tached (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 126993 (6-8,6-15,6-22)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff v. ALFRED B. CLICK SR

JO ANN S. CLICK LETITIA R. MASON

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-03260

Defendant(s)

NOTICE is hereby given this 31st 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 by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2017; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day

of July, 2017. The Report of Sale states the amount of the foreclosure sale to be \$ 5,248.86. The property sold herein is One 84,000/2,855,944,500 frac-tional 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 de-scribed in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded Sep-tember 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declara-tion") 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 126994 (6-8,6-15,6-22)

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

v.

Plaintiff

LEGALS

APRIL C. HANLEY GENIUS

Defendant(s)

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

Civil Case No. CAEF 17-03261

NOTICE is hereby given this 31st 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 by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2017; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day

of July, 2017. The Report of Sale states the amount of the foreclosure sale to be \$ 8,486.74. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 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, 1110 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, Na-tional Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Stan-dard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as de-scribed in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded Sep-2009 among the Land tember 25, Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats at-tached (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 126995 (6-8, 6-15, 6-22)

NOTICE OF REPORT

OF SALE

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee

v. WARITH D. MUHAMMAD ANDREA BOSSET

Defendant(s)

Plaintiff

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-03262

NOTICE is hereby given this 31st 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2017; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$ 55,422.35. The property sold herein is One 400,000/330,785,000 fractional fee simple undivided Designated Va-cation Ownership Interest (the "Des-ignated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Time-share 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 Declara-tion 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 126996 (6-8,6-15,6-22)

NOTICE OF REPORT

OF SALE

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff v.

DELORES PARRIS JACQUELINE SMITH

Defendant(s)

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

Civil Case No. CAEF 17-03263

NOTICE is hereby given this 30th 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, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$34,801.01. The property sold herein is One 200,000/2,855,944,500 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 Com-munity, 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 at-tached (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 (6-8.6-15.6-22) 126997

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

NORMA RIVERA

Defendant(s)

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

Civil Case No. CAEF 17-03264

NOTICE is hereby given this 30th 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 by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof he shown on or becontrary thereof be shown on or be-fore the 30th day of June, 2017; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th

day of June, 2017. The Report of Sale states the amount of the foreclosure sale to be \$12,732.77. The property sold herein is One 192,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 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, 1019, 1020, 1104, 1106, 1110 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, Na-tional 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 de-scribed 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 at-tached (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 126998 (6-8,6-15,6-22)



Plaintiff

Defendant(s)

v.

NOTICE OF REPORT **OF SALE**

Daniel C. Zicke

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., As- signee,	Daniel C. Zickefoose, Esq., As-	Daniel C. Zickefoose, Esq., As- signee,	Daniel C. Zickefoose, Esq., As- signee,
v. Plaintiff	signee, Plaintiff	v. Plaintiff	Plaintiff v.
v.	V.	*-	v.
MARIA E. RODRIGUES	CAROL E. CATCHINGS	SEAN C. PATTERSON DESTINY PATTERSON	PAMELA BARKSDALE ERIC D. BARKSDALE
Defendant(s)	Defendant(s)	Defendant(s)	Defendant(s)
In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-03265	In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-03259	In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-03257	In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-03258
NOTION 1 1 1 1 1 A			

NOTICE is hereby given this 30th 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 by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2017; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$128,143.78. The property sold herein is One 1,507,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Own-ership 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 126999 (6-8,6-15,6-22)

NOTICE is hereby given this 31st 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 by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2017. of July, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$42,856.75. The property sold herein is One 312,000/2,855,944,500 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 Com-munity, 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 de-scribed 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 at-tached (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 127005 (6-8,6-15,6-22)

NOTICE is hereby given this 31st 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2017; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day

The Report of Sale states the amount of the foreclosure sale to be \$ 3,747.45. The property sold herein is One 28,000/2,855,944,500 fracis One 28,000/2,855,944,500 frac-tional fee simple undivided Stan-dard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 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 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 un-divided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proj-ect") 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 Dec-laration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Sydney J. Harrison, Clerk (6-8,6-15,6-22) 127006

F 17-03258 NOTICE is hereby given this 31st day of May, 2017, by the Circuit Court for Prince George's County, that the set of the s that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2017; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day

of July, 2017. The Report of Sale states the amount of the foreclosure sale to be \$25,581.31. The property sold herein is One 210,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Com-munity, 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 de-scribed 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 at-tached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

SYDNEY J. HARRISON Clerk of the Circuit Court for

Sydney J. Harrison, Clerk 127007

NOTICE OF REPORT

Daniel C. Zickefoose, Esq., As-

In the Circuit Court for

Prince George's County,

Maryland

Civil Case No. CAEF 17-03241

NOTICE is hereby given this 30th day of May, 2017, by the Circuit Court for Prince George's County,

that the sale of the property menthat the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the

contrary thereof be shown on or be-

fore the 30th day of June, 2017; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th

The Report of Sale states the amount of the foreclosure sale to be

\$ 69,862.14. The property sold herein is One 3,608,000/2,855,944,500 frac-

tional fee simple undivided Standard

Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-

201-217, 501-506, 506, 508-527, 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, 1010, 1012, 1014, 1017,

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 Com-

munity, 250 Mariner Passage, Na-tional Harbor, MD 20745 as tenants in common with the other undivided

interest owners of the aforesaid Stan-dard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as de-scribed in "Declaration of Condo-minium for Capital Cove at National Harbor a Condominium" datad Sen

Harbor, a Condominium" dated Sep-

tember 11, 2009 and recorded Sep-tember 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 21006 (bit 457 cong. (the) "Dodars

31006, folio 457 et seq., (the "Declara-tion") with one or more plats at-tached (the "Plats"), (the Declaration and the Plats, collectively, the "Time-chara Declarative").

SYDNEY J. HARRISON

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

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

share Declaration").

True Copy-Test:

126979

Sydney J. Harrison, Clerk

day of June, 2017.

SHIRLEY LAMINACK

FRED LAMINACK

signee,

V.

NOTICE OF REPORT OF SALE

> Daniel C. Zickefoose, Esq., Assignee,

> > Plaintiff

CYNTHIA G. BATTS WILLIAM BATTS

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-03242

NOTICE is hereby given this 30th day of May, 2017, by the Circuit Court for Prince George's County, that there is of the set of the that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2017; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of June, 2017.

The Report of Sale states the amount of the foreclosure sale to be \$74,379.01. The property sold herein is One 1,721,000/2,855,944,500 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 Com-munity, 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 at-tached (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 126980 (6-8,6-15,6-22)

Prince George's County, MD True Copy-Test:

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

OF SALE

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

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

6203 86TH AVENUE NEW CARROLLTON, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Roberto G. Salazar, dated June 4, 2007, and recorded in Liber 28068 at folio 376 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 2017

AT 9:35 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 7% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or bomeowners district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purpurchaser shall have no further claim against the Substitute Trustees. 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 # 2013-43065)

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

127085

(6-22,6-29,7-6)

127086

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

LEGALS

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

13008 BARNWELL PLACE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Geanerika Monique, dated May 9, 2008, and recorded in Liber 29725 at folio 320 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 2017

AT 9:36 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-611271</u>)

LEGALS

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

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

6717 BRIARCLIFF DRIVE CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Calvin Young and Alicia Young, dated October 27, 2006, and recorded in Liber 26637 at folio 663 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners sumed thereafter by the purchaser. Condominum fees and or homewhers association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>16-600548</u>)

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

(6-22,6-29,7-6) 127087

(6-22,6-29,7-6)

LEGALS

LEGALS

LEGALS

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

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

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

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

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

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

6808 CLINTON MANOR DRIVE CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Robert L Coles and Barbara A Coles, dated April 24, 2006, and recorded in Liber 25096 at folio 627 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 2017

AT 9:38 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 a batternet of interest due from the purchaser in the overt settle. will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>16-600087</u>)

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

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

5505 JOEL LANE TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Joseph B. Harris and Zalee Beasley-Harris, dated August 23, 2006, and recorded in Liber 26347 at folio 33 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 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 \$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 7.31% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-27407)

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

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

10504 KEEPSAKE LANE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from David M. Hooks and Chrispina S. Wray, dated June 11, 2004, and recorded in Liber 20061 at folio 510 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 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 \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2013-40177</u>)

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



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 9506 TELLICO PL

CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated May 7, 2010 and recorded in Liber 31735, Folio 269 among the Land Records of Frince George's County, MD, with an original principal balance of \$210,200.00 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

JULY 11, 2017 AT 11:31 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 187524-1)

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

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

2803 CRESTWICK PL DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated March 16, 2007 and recorded in Liber 27753, Folio 299 among the Land Records of Prince George's County, MD, with an original principal balance of \$241,750.00 and a current interest rate of 3.375%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Grant County Meridian Counter Meridian 2017 Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 11, 2017 AT 11:32 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the re-turn of the deposit without interest. (Matter No. 308108-1)

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

(6-22,6-29,7-6) 127136 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

7401 WELLESLEY DR. COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated October 27, 2005 and recorded in Liber 23495, Folio 38 and Final Judgment Order recorded in Liber 39425, Folio 459 both recorded among the Land Records of Prince George's County, MD, with an original principal balance of \$285,250.00 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, 2072 (Duwul Wing enterpres located on Main St.) on MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 11, 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" con-dition 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 FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of to burchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 303956-1)

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

(6-22,6-29,7-6)

<u>127134</u>

(6-22,6-29,7-6)

127135

LEGALS

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

LEGALS

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

LEGALS

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

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

3207 BARCROFT DRIVE UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Adaora Noummy, dated May 19, 2009, and recorded in Liber 31034 at folio 355 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 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 \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-surved hor by the purchaser. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent 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 # 2013-36326)

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

127079

(6-22,6-29,7-6) 127082

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

5201 TAFT ROAD TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Lisa L. Tyner and Gertrude Thompson, dated October 14, 2010, and recorded in Liber 32340 at folio 4987 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 2017 AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abstroment of interact due from the purchaser is the worst estimated will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-617758</u>)

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

(6-22,6-29,7-6) 127083

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

10207 CHAUTAQUA AVENUE LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Benneth I Ekwe, dated February 18, 2010, and recorded in Liber 31475 at folio 164 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 2017

AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners 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. Purby the function of the deposit, the sale shall be volu and on 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 # 2012-24153)

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

(6-22,6-29,7-6)



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

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

4813 RAVENSWOOD ROAD **RIVERDALE, MARYLAND 20737**

By virtue of the power and authority contained in a Deed of Trust from By Virtue of the power and authority contained in a Deed of Irust from Barbara A. Thomas and Estate of Wilbert J. Thomas Jr., dated July 31, 2003, and recorded in Liber 18033 at folio 111 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 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 \$7,000.00 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-600698)

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

(6-22,6-29,7-6)

127091

ORDER OF PUBLICATION

RAM GEHANI 12508 OVER RIDGE ROAD POTOMAC, MARYLAND 20854

LEGALS

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

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

11206 ODELL FARMS COURT **BELTSVILLE, MARYLAND 20705**

By virtue of the power and authority contained in a Deed of Trust from Carla De-Silva McPhun and Claire Desilva, dated January 20, 2006, and George's COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 2017 AT 9:42 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abstroment of interact due from the purchaser is the worst estimated will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominum fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-30334)

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

127092

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7213 CARRIAGE HILL DRIVE LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Pamela Ayodele, dated December 22, 2005, and recorded in Liber 24108 at folio 280 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

LEGALS

Plaintiff

ORDER OF PUBLICATION

MICHELLE BUTLER P.O. Box 892 College Park, MD 20741-0892

vs.

MARYLAND FINANCIAL REAL ESTATE TRUST LLC, ET AL Serve: ANDREW JIRANEK, ESQ. Resident Agent 16 Willow Ave. Towson MD 21286-5201

and

PRINCE GEORGE'S COUNTY, MARYLAND, TREASURY DIVISION Gail Frances 14741 Governor Bowie Dr., Rm 1090 Upper Marlboro MD

and

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

> Defendants In the Circuit Court

for Prince George's County, Maryland

Case No. CAE 17-12457

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

"29,032.0000 Sq. Ft. & Imps. Assmt \$66,800 Map 137 Grid B1 Par 060 Lib 00000 Fl 000 and assessed to Maryland Financial et al.'

Brady Rd., Upper Marlboro MD

it is thereupon this 12th day of June, 2017, by the circuit court for Prince George's Maryland, ORDERED, that Notice be given by

OKDERED, that Notice be given by the insertion of a copy of this Order in the Prince George's County Post or any other paper of record in Prince George's County Maryland, a newspaper having general circu-lation in Prince George's County, once a week for three (3) consecu-tive weeks on or before the 7th day of July 2017 warning all persons inof July. 2017, warning all persons in-terested in the property to appear in this Court by the 15th day of August, 2017, and redeem the property and answer the Bill of Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vest-ing in the Plaintiff a title, free and clear of all encumbrances

SYDNEY J. HARRISON Clerk of the Circuit Court for July, 2017, warning all persons inter-ested in the said properties to be and appear in this Court by the 15th day of August, 2017 and redeem the Property, and answer the Complaint, and arswer the Complaint. or thereafter a final judgment will be rendered foreclosing all rights of re-demption in this 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

127159 (6-22,6-29,7-6)

ORDER OF PUBLICATION

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

Plaintiff

Jose Menjivar 628 Nova Avenue Capitol Heights, MD 20743

v.

and

Prince George's County S/O Gail D. Francis Director of Finance 14741 Governor Oden Bowie Drive Room 3200 Upper Marlboro, MD 20772

Attorney General's Office for Maryland County Executives Office/County Attorney

Office of Law/County Administration Bldg

14741 Governor Oden Bowie Dr, Ste 5121

Upper Marlboro MD 20772

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Seat Pleasant, 18th Election District of Prince George's County, known as 628 Nova Avenue and described as Lots 27, 28 & 29 Ex

2000 Sq Ft At s Pt, 5,100.0000 Sq.Ft. & Imps, Capitol Heights Blk 44 Assmt \$116,300 Lib 37033 Fl 409 Being assessed to Menjivar Jose Etal.

Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 17-12522

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 5901 Allentown Road in Prince George's County, State of Maryland, sold by the Fi-nance Officer of Prince George's County, State of Maryland to Jason . Walpert, the Plaintiff.

A DESCRIPTION of the property

in substantially the same form as the

description appearing on the Cer-tificate of Tax Sale is as follows: Lots 27, 28 & 29 Ex 2000 Sq Ft At s Pt, 5,100.0000 Sq.Ft. & Imps, Capitol Heights Blk 44 Assmt \$116,300 Lib

37033 Fl 409 and assessed to Menji-

The complaint states among other things that the amount necessary for

It is thereupon this 12th day of June, 2017, by the Circuit Court for

Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circula-tion in Prince George's County once a week for three consecutive weeks,

warning all persons interested in the property to appear in this Court by the 15th day of August, 2017, and re-

deem the property and answer the Complaint or thereafter a final judg-ment will be entered foreclosing all

rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of

SYDNEY J. HARRISON

all liens and encumbrances.

redemption has not been paid.

var Jose Etal.

BARBARA A. JONES 2354 VERMONT AVE.

HYATTSVILLE, MARYLAND 20785

Plaintiff VS.

(6-22,6-29,7-6)

The property address is 13218 Van 20772.

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

VS.

RAM GEHANI

ROMEY COLLECTIVES, LLC. C/O STEPHEN J. WILLIAMS 5400 KENILWORTH AVE RIVERDALE, MARYLAND 20737

LEGALS

ORDER OF PUBLICATION

12906 CRAIGLAWN COURT BELTSVILLE, MARYLAND 20795

and

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

and

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

Defendants

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

Case No.: CAE 17-13226

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

The property described as: Unit 501 964.0000 Sq.Ft. & Imps. Country Club Tower, being known as Tax Ac-count No. 02-0183442, Map No. 0051, Grid No. A1, Subdivision 2530, Liber 23410, Folio 658, among the Assessment Records of Prince George's County.

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

It is thereupon this 12th day of June, 2017, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some news-paper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of August, 2017, and redeem the property and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:	
Sydney J. Harrison,	Clerk
127152	(6-22,6-29,7-6)

CITIFINANCIAL, INC. 10422 CAMPUS WAY, SOUTH UPPER MARLBORO, MARY-LAND 20774

and

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

and

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

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

Defendants

Case No.: CAE 17-13225

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

The property described as: R 236 Ft Of N Half Of Lot 8 & R 236 Ft Of S Half Of Lot 9, 23,600.0000 Sq.Ft. Bradbury Sub Blk N, being known as Tax Account No. 06-0624700, Liber 11303, Folio 014, among the Assessment Records of Prince George's County.

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

It is thereupon this 12th day of June, 2017, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of August, 2017, and re-deem the property and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 127153 (6-22, 6-29, 7-6)

JULY 11, 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 \$21,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>14-605135</u>)

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

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

<u>127094</u>

NOTICE

IN THE MATTER OF: Angil Brown

FOR THE CHANGE OF NAME TO:

Angil Hailey In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 17-08063

A petition has been filed to change the name of Angil Brown to Angil Hailey.

The latest day by which an objection to the petition may be filed is July 10, 2017.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 127078 (6-22) Prince George's County, Maryland

True Copy—Test:	
Sydney J. Harrison	n, Clerk
127158	(6-22,6-29,7-6)

File No. 15-PG-AL-3901

ORDER OF PUBLICATION

MTAG as Cust Alterna Funding II 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

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

All other persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

3409 Perry St Mount Rainier, MD 20712

Legal Description: LOT 3 EX ALLEY 8 FT WIDE NCONF USE- HOUSE Account ID: 17-1861657 Deed Ref.: 32782/00564 Assessed to: ARMJ PROPERTIES INC.

In the Circuit Court for Prince George's County, Maryland Case Number: CAE 17-11088

Defendants

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

3409 Perry St, Mount Rainier, MD 20712 Legal Description: LOT 3 EX ALLEY

8 FT WIDE NCONF USE- HOUSE Account ID: 17-1861657 Deed Ref.: 32782/00564 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 12th day of June, 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 circulation in Prince George's County once a week for three suc cessive weeks, before the 7th day of

Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Sydney J. Harrison, Clerk (6-22,6-29,7-6) 127162

NOTICE

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

Plaintiffs

Defendant

Willis Harris

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

CIVIL NO. CAEF 17-03305

ORDERED, this 15th day of June, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 9043 Florin Way, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th 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 17th day of July, 2017, next.

The report states the amount of sale to be \$162,000.00.

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

True Copy—Test: Sydney J. Harrison, Clerk

127174 (6-22,6-29,7-6)

NOTICE

(6-22,6-29,7-6)

Isatu Bangura

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

A petition has been filed to change the name of Isatu Bangura to Isatu Kamara.

The latest day by which an objection to the petition may be filed is July 10, 2017.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 127140 (6-22)

IN THE MATTER OF:

FOR THE CHANGE OF NAME TO: Isatu Kamara

Case No. CAE 17-13346

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.

4103 QUEENSBURY ROAD HYATTSVILLE, MARYLAND 20781

By virtue of the power and authority contained in a Deed of Trust from Willie V Coleman and Stephanie T Coleman, dated November 18, 2004, and recorded in Liber 22004 at folio 352 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 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 \$11,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extend curch amounts curvive foredecure including capitary and /or metropolitan such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners sumed thereafter by the purchaser. Condominum fees and or non-tool where association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-614058</u>)

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

<u>127081</u> (6-22, 6-29, 7-6)

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

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

2815 FOXGLOVE WAY SPRINGDALE, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Liber 36202 at folio 196 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 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.

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$500.00 due on July 1st in each and every year

5566 LANIER AVENUE SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Wayne Butcher and Estate of Ruth Butcher, dated September 27, 2006, and recorded in Liber 26452 at folio 468 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 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 \$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 water from the date of sale. Terms of Sale: A deposit in the form of cashier's or certified check, or in 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 advances the Substitute Trustees. Pur purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2009-03556)

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

(6-22,6-29,7-6)

127093

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

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

7405 DRYDEN PLACE CLINTON, MARYLAND 20735

LEGALS THE PRINCE **GEORGE'S** POST Call 301 - 627 - 0900Fax 301-627-6260 SUBSCRIBE TODAY!

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

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

6207 GOTHIC LANE **BOWIE, MARYLAND 20720**

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

JULY 11, 2017

AT 9:49 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-602925)

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

127163	(6-22,6-2	29,7-6)

NOTICE

IN THE MATTER OF: Ayman Ajibola Ejalonibu

FOR THE CHANGE OF NAME TO: Ayman Ajibola Suleman

In the Circuit Court for Prince George's County, Maryland Case No. CAE 17-07671

A petition has been filed to change the name of (Minor Child(ren)) Ayman Ajibola Ejalonibu to Ayman Ajibola Suleman

The latest day by which an objection to the petition may be filed is July 10, 2017.

Sydney J. F Clerk of the Circ Prince George's Co	cuit Court for
127075	(6-22)

NOTICE IN THE MATTER OF: Freddrick Keith Harrison

FOR THE CHANGE OF NAME TO: Frederick Keith Harrison

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

Case No. CAE 17-12401

A petition has been filed to change the name of Freddrick Keith Harri-son to Frederick Keith Harrison.

The latest day by which an objection to the petition may be filed is July 10, 2017.

Sydney J. Harriso	n
Clerk of the Circuit Co	urt for
Prince George's County, N	Maryland
127137	(6-22)

By virtue of the power and authority contained in a Deed of Trust from Estate of Mae H. Clark, dated March 20, 1998, and recorded in Liber 12060 at folio 410 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 11, 2017

AT 9:50 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 \$9,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the pur-chase 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% 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 duration in the noteholder. There will be a characteristic to the substitute for the property is purchased. will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-617093</u>)

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

127171	(6-22,6-29,7-6)
NOTICE	NOTICE
IN THE MATTER OF:	IN THE MATTER OF:
Eken Wango Andre Peterson	Kelvin O'Neal Smith
FOR THE CHANGE OF	FOR THE CHANGE OF
NAME TO:	NAME TO:
Andre Marie Eken	Kelvin O'Neal Herring-Lee
In the Circuit Court for	In the Circuit Court for
Prince George's County, Maryland	Prince George's County, Maryland
Case No. CAE 17-12637	Case No. CAE 17-13437
A petition has been filed to change	A petition has been filed to change
the name of Eken Wango Andre Pe-	the name of Kelvin O'Neal Smith to
terson to Andre Marie Eken.	Kelvin O'Neal Herring-Lee.
The latest day by which an objec-	The latest day by which an objec-
tion to the petition may be filed is	tion to the petition may be filed is
July 10, 2017.	July 10, 2017.
Sydney J. Harrison	Sydney J. Harrison
Clerk of the Circuit Court for	Clerk of the Circuit Court for
Prince George's County, Maryland	Prince George's County, Maryland
127138 (6-22)	127142 (6-22)
(0-22)	(0 22)

JULY 11, 2017

AT 9:51 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-10691)

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

(6-22,6-29,7-6)

NOTICE

IN THE MATTER OF: Eromonsei Ambrose Agbebaku

NAME TO: Bruce Eromonsei Wayne

Prince George's County, Maryland

A petition has been filed to change the name of Eromonsei Ambrose Agbebaku to Bruce Eromonsei Wayne.

tion to the petition may be filed is July 10, 2017.

Sydney J. Harriso	n
Clerk of the Circuit Co	urt for
Prince George's County, N	Aaryland
127139	(6-22)

NOTICE

IN THE MATTER OF: Jarol Antonio Velasquez

NAME TO: Jarol Antonio Valiente Velasquez

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

A petition has been filed to change the name of Jarol Antonio Velasquez to Jarol Antonio Valiente Velasquez. The latest day by which an objection to the petition may be filed is July 10, 2017.

Sydney J. H.	arrison
Clerk of the Circu	uit Court for
Prince George's Cou	inty, Maryland
127141	(6-22)

127172

FOR THE CHANGE OF

In the Circuit Court for

Case No. CAE 17-12641

The latest day by which an objec-

FOR THE CHANGE OF

Case No. CAE 17-13351

MOTOR VEHICLE AUCTION

Pursuant to Article 25-207 of the Maryland Motor Vehicle Laws, the following vehicles will be sold at Public Auction on Friday, July 21, 2017 at the Prince George's County Abandoned Vehicle Unit, 4920 Ritchie Marlboro Road, Upper Marlboro, Maryland.

Registration is from 7:30 A.M. to 9:30 A.M. REGISTRATION WITH A VĂLID DRIVER'S LICENSE OR IDENTIFICATION CARD IS RE-QUIRED TO ENTER. No person under the age of sixteen (16) will be admitted.

FAILURE TO FOLLOW AUCTION RULES AND REGULATIONS WILL RESULT IN REMOVAL FROM THE PROPERTY AND NO AD-MITTANCE TO FUTURE AUCTIONS.

ALL VEHICLES SOLD "AS IS" WITH NO WARRANTY EITHER EXPRESSED OR IMPLIED. VIEWING/INSPECTION OF VEHICLES FOR SALE PERMITTED THE DAY OF AUCTION ONLY.

ALL VEHICLES UPON WHICH YOU SUCCESSFULLY BID MUST BE PAID FOR NO LATER THAN 2 P.M. THE DAY OF THE AUCTION. Methods of payment are cash, certified check, money order or Credit Card. Failure to remove your paid auction vehicle by July 28, 2017 will result in additional towing and storage fees or forfeiture.

REMOVAL OF VEHICLES BY APPROVED TOWING ONLY. NO REPAIRS OF ANY KIND PERMITTED ON THE LOT.

Prince George's County is not bound by the stated year of vehicle. These described motor vehicles have been declared abandoned under the provisions of the Transportation Articles 25-202 to 25-208 inclusive of the Maryland Motor Vehicle Laws, 1985, and have been taken into custody by the Prince George's County Police Department or the Department of Environmental Resources and stored. Efforts to identify and locate the owner(s) and / or secured parties have been unsuccessful. This notice is to inform the owner(s) and/or secured parties that they may exercise their right to reclaim said vehicles within twenty-one (21) days of the date of this notice. All charges and costs resulting from the towing, storage and notification are the responsibility of the owner(s) and/or secured parties. Failure to reclaim a vehicle within the twentyone (21) days from the date of this notice is deemed to be a waiver of all rights, interest and title and consent to sale at Public Auction under Title 25-207 or to be otherwise disposed of as provided by Law. Prince George's County reserves the right to bid on any of the below described motor vehicles.

To reclaim a motor vehicle, interested parties may contact:

ABANDONED VEHICLE UNIT 4920 Ritchie Marlboro Road Upper Marlboro, Maryland 20772 PĤONE: 301-952-1873

AUCTIONEER: COLONIAL AUCTION SERVICE INC.

Immediately following the vehicle auction miscellaneous items will be auctioned in lots. Items may be, but are not limited to tools, car seats, toys and other items removed from vehicles. All miscellaneous items on which you successfully bid must be paid for and removed from the property no later than 2:00 p.m. July 21, 2017. Methods of payment are cash, certified check, money order or Credit Card.

The Abandoned Vehicle Unit of the Department of Environmental Resources encourages the involvement and participation of individuals with disabilities in its programs, services and activities. Please let us know how we can best meet your needs as we will comply with the Americans with Disabilities Act in making "reasonable accommodations" to promote and encourage your participation. If you are disabled and in need of assistance during the auction, you must contact the Abandoned Vehicle Unit no later than July 14,2017 for arrangements(week earlier than auction).

					C6710N	1982	FORD	CA	1FDKE30L3CHA11887			MERCURI		211111111111111111111111111111111111111
LOT #	YR.	MAKE	BODY	V.I.N.	C6718G	2000	FORD	PU	1FTYR14V5YTA65876	C6907M	2003	MERCURY	4D	2MEFM75W03X686484
					C6727G	2001	FORD	4D	2FAFP71WX1X165175	C6966I	1999	MERCURY	2D	1ZWFT61L1X5611030
	2005								1FMPU16L43LA84011	C6593C	2003	MERCEDES-BENZ	4D	WDBNG75J43A350479
C6655E				JH4KB16515C018491						C6596C	1997	MERCEDES-BENZ	4D	WDBJF72F1VA320523
C6792J	1999 A	ACURA	4D	19UUA5646XA037727	C6747H				1FTHE2423VHA97845					WDBRF40J35A677405
C6641D	2001	AUDI	4D	WAUEH64B21N003593	C6748H	2003	FORD	VN	1FTNE24L13HB59056					
C6768I	2001 A	AUDI	4D	WAUDH68D31A098339	C6749H	2000	FORD	2D	1FAFP4445YF231176	C6716D				WDBUF83J35X174161
C6913A	1997	AUDI	4D	WAUGC84A6VN053798	C6754H	2001	FORD	VN	1FTNE24LX1HA19035	C6890P	2000	MERCEDES-BENZ	4D	WDBJF82J7YX034672
					C6763I				1FMFU18L6VLA20130	C6947M	2000	MERCEDES-BENZ	4D	WDBNG70J1YA129405
C6577C				WBAGN63413DS43523						C6649C	2006	MITSUBISHI	2D	4A3AK34T06E009018
C6580C	2002	BMW	4D	WBADT63412CK25309	C6765I				2FMZA51677BA17502			MITSUBISHI		JA3AM54J1TY003924
C6635D	2003	BMW	4D	WBAEU33433PH89847		2007 F			2FMZA51687BA04192					
C6657E	1998	BMW	4D	WBAGJ8327WDM21736	C6773I	1998 F	FORD	4D	1FAFP65L4WK186351			MITSUBISHI		4A3AX35G6VE010238
C6665E	1996	BMW	2D	WBABG1324TET01589	C6778I	2004 F	FORD	4D	1FAHP53254A181417	C6781H	1997	MITSUBISHI	2D	4A3AX55F0VE093152
C6670E				WBAGJ8327VDM06331	C6814K			4D	2FAFP71W43X202532	C6834L	2001	MITSUBISHI	4D	JA3AY26C41U017192
					C6821K				1FMEU18W6VLC03338	C6925H	2001	MITSUBISHI	4D	4A3AA46GX1E164029
C6701F				5UXFB33503LH47924								MITSUBISHI		4A3AC44G4YE050440
C6772I	2004 E	BMW	4D	WBANA535X4B849020	C6829K			4D	1FAFP56U16A141763					
C6802J	1984 E	BMW	4D	WBADK8300E9209518	C6859F	2001	FORD	SW	1FAHP363X1W175376			MITSUBISHI		4A3AA46H91E039953
C6806G	2005	BMW	4D	WBAEV53425KM41043	C6861H	1995	FORD	MP	1FMDU34XXSUB97443	C6527A	2002	NISSAN	4D	1N4BL11E52C156834
C6840L				WBABF4314PEK05690	C6867P	1998	FORD	MP	1FMZU34E4WUC79565	C6531A	2000	NISSAN	MP	5N1ED28T5YC565886
									1FAFP55S8YA288245	C6558B	2002	NISSAN	4D	1N4AL11D42C133225
C6879M				WBAAV33441FU83185						C6568B	1998	NISSAN		1N4AB41D7WC751214
C6882M	1997	BMW	2D	WBABK8329VEY85451	C6874N				1FDKE37M6LHA74643	C6594B				IN1CA31D2YT558314
C6900P	1988	BMW	4D	WBAAE5403J8813975	C6875M	2006	FORD	4D	1FAFP53U36A195652					, ,
C6528A	2003	BUICK	MP	3G5DB03E33S587981	C6881N	1996	FORD	SW	1FBJS31H3THA55623			NISSAN	VN	5N1BV28U54N322960
C6559B			4D	1G4CU541534192963	C6885N	2005	FORD	VN	1FTSS34P15HA15613	C6654A	2007	NISSAN	VN	5N1BV28UX7N142393
C6675E				466671Y184679	C6888M				1FDSF34L31ED69271	C6666E	2009	NISSAN	4D	3N1AB61EX9L621485
						2003				C6669E	1996	NISSAN	MP	JN8AR05Y6TW045152
C6804J	1996 E	BUICK	4D	1G4HR52K4TH435089					1FTRE14213HA89156	C6672F	1991	NISSAN		JN1RZ24A7MX050471
C6936I	1992 E	BUICK	4D	1G4HP53L2NH566716		1992			1FTCR10X1NUA50752					
C6937H	2004	BUICK	4D	2G4WS52J541241887	C6921L	2007	FORD	VN	1FTNE24W67DB37304			NISSAN		JN8AZ08T84W226478
C6250C	1976	CADILLAC	4D	6B69S6Q144813	C6924I	1997 F	FORD	PU	1FTCR14A8VTA80133	C6683F	2001	NISSAN	4D	3N1BB51D91L122204
		CADILLAC		1G6DG577980138714	C6928E	1998	Ford	VN	2FMZA514XWBD34204	C6685F	1998	NISSAN	2D	1N4AB42D4WC520415
					C6949B				1FTPE2427WHA73187	C6687F	2004	NISSAN	VN	5N1BV28U14N322647
		CADILLAC		AC220431MD						C6688F	2006	NISSAN	4D	1N4AL11D76C105098
C6631C	2007	CADILLAC	MP	1GYEE637870183039	C6950A				1FMPU18LXXLC51054	C6690F				JN1DA31D32T423208
C6751H	2003	CADILLAC	4D	1G6KD54Y43U101620	C6957K				F15BNDJ6168			NISSAN		3N1CB51D74L859118
C6756H	2001	CADILLAC	4D	1G6KD57Y91U251215	C6963N	1989	FORD	ΤK	1FDKE37MXKHA97566					
C6815K	1981	CADILLAC	2D	1G6AL5746BE652549	C6964B	1997	FORD	VN	1FTHE2429VHA90009			NISSAN		JN1DA31D82T205765
C6823K	1989	CADILLAC	4D	1G6DW51Y6KR728456	C6970H	2004	FORD	MP	1FMZU74K34UA49249			NISSAN		JN1HJ01P4MT590366
		CADILLAC		1G6KF57933U189400	C6972C	1989	FORD	4D	1FABP52U8KG265993	C6721G	2000	NISSAN	4D	JN1CA31D6YT522643
		CADILLAC		1G6KD54Y3VU285399	C6973A				1FAHP58271G234636	C6731D	1997	NISSAN	4D	1N4BU31D3VC143469
							FREIGHTLINER IN		4UZAAXAL23CK46551	C6743H	2005	NISSAN	4D	3N1CB51D75L471758
		CADILLAC		1G6KD54Y44U144517						C6746H	2002	NISSAN	4D	1N4AL11D42C217271
		CHEVROLET		1G1NE52M3WY141975					1T7HR3B25V1154930			NISSAN		1N4BA41E96C835759
C6533A	1996	CHEVROLET	4D	1G1BL52W7TR161341	,	1996 (4D	1Y1SK5268TZ046463			NISSAN		
C6535A	1987	CHEVROLET	2D	1G1GZ11HXHP113657	C6567B	2001	GMC	MP	1GKEK13T01J111160					JN1CA21D2ST632963
C6536A	2003	CHEVROLET	MP	3GNFK16Z23G276302	C6610N	1987	GMC	RB	1GDJ7D1B5HV517473	C6847L				JN1CA21D3TM410590
C6551B	2002	CHEVROLET		1GNEK13Z82R297380	C6696N	2000	GMC	ΤK	J8DC4B146Y7017305	C6853L	2003	NISSAN		JN1DA31A53T442687
		CHEVROLET		1G1JC52F147187684	C6724D	1995			1GKDT13W1SK528172	C6855L	2001	NISSAN	4D	1N4DL01D31C164231
		CHEVROLET		*	C6796J				1G5EC16H9EF504882	C6857J	1997	NISSAN	4D	1N4AB41D7VC704814
				1GCDC14Z7PE213290	-					C6869P	2003	NISSAN	4D	JN1DA31A53T439935
C6605N	2001	CHEVROLET		1GBJG31G411178734	C6809K				1GKFK16Z02J194269			NISSAN		1N4DL01D9YC198720
C6612D	1983	CHEVROLET	PU	1GCCS14B0D2143713	C6897M				1GTDC14Z3NE551332					IN8DR09Y42W707266
C6616C	1998	CHEVROLET	4D	2G1WL52M5W9185877	C6926G	2002	GMC	MP	1GKDT13S522253323			NISSAN		
C6630N	1996	CHEVROLET	TK	1GBHG31KXTF114710	C6943K	2001	GMC	MP	1GKEK63U61J178819			NISSAN		1N4BU31D9VC257024
C6651B	2000	CHEVROLET	PU	1GCCS19W2Y8218068	C6199N	1972	HONDA	MC	SL125S1126112	C6939G	2004	NISSAN	VN	5N1BV28U74N360156
		CHEVROLET		1G1JC524127217780	C6524A	1994	HONDA	MP	4S6CY58V2R4404607	C6951M	2002	NISSAN	4D	1N4BL11D52C117751
		CHEVROLET			C6552B				1HGCG55555WA040881	C6953P	2000	NISSAN	4D	JN1CA31A9YT027620
				4G1JF32T0YB901033	C6584C				1HGCG5646WA099430	C6843L	1996	OLDSMOBILE	4D	1G3WH52M2TF308286
		CHEVROLET		1GCCS144XWK245783								OLDSMOBILE	4D	1G3WH52M1SD382504
C6707G	2009	CHEVROLET	MP	1GNEV23D59S168422	C6595C				2HGEJ8643XH530675			PEUGEOT		VF3EA1328MS518346
C6714G	2004	CHEVROLET	VN	1GCGG25V141111134	C6608D	2005	HONDA	4D	2HGES16515H509270					
C6723D	2007	CHEVROLET	4D	2G1WT55K479165955	C6652B	2010	HONDA	4D	2HGFA1F34AH505133			PLYMOUTH		1P3ES46C1YD562096
		CHEVROLET		1GCEG25Z0SF182349	C6679F	2000	HONDA	4D	1HGCG1658YA097084	C6611D	1997	PLYMOUTH	4D	1P3ES27C7VD275747
		CHEVROLET		1G1BL52P3TR173544	C6682F	2003	HONDA	2D	1HGEM22923L048279	C6555B	1999	PONTIAC	4D	1G2NE52E1XC508469
					C6695F				JHMRA1879SC015141	C6629D	1996	PONTIAC	2D	1G2WJ12M8TF270418
		CHEVROLET		1G1AT58HX97156644					-			PONTIAC		1G2ZG558864117927
C6753H	1997	CHEVROLET	4D	1G1ND52M6VY109586					5FNYF18756B024085			PONTIAC		1G2JB12F237271731
C6759I	1997 C	CHEVROLET	MP	1GNCS13W6V2182934	C6736H	1993	HONDA	4D	1HGEG8654PL016988					
C6761I	1996 (CHEVROLET	4D	1G1JC5246T7211877	C6760I	2006 H	HONDA	VN	5FNRL38716B440157			PONTIAC		1G2ZH18N174127983
C6764N	1990	CHEVROLET	TK	2GDJG31J1L4506951	C6776I	1994 F	IONDA	4D	1HGEG864XRL038889	C6795J	2004	PONTIAC	4D	1G2HX52K84U252656
		CHEVROLET		1G1ND52TXVY105192	C6790J	1997 H	IONDA	4D	1HGCE6642VA010009	C6849L	1999	PONTIAC	4D	1G2WR5212XF338773
		CHEVROLET		1GNDX03E41D158041	C6794J				1HGCB7578PA124190	C6905M	2006	PONTIAC	2D	1G2ZH178964132567
-									1HGCS1B33BA017085	C6959B	2001	PONTIAC	2D	1G2JB124217400725
		CHEVROLET		1GCHG35R221184586						C6564B				YS3DD78N6X7060423
		CHEVROLET		1GNDM19W1VB222973	C6813K				1HGCG3258YA018899	C6738H				YS3DN35N4R2033103
C6830K	1998	CHEVROLET	PU	1GCEC14W1WZ106284	C6820K				1HGEJ2127SL029416					
C6832L	2002	CHEVROLET	2D	2G1WX15K829131278	C6825K	1990	HONDA		1HGCB7268LA042269	C6739H				YS3DF75N2V7003910
		CHEVROLET		2G1FP22K3X2130629	C6833L	2004	HONDA	4D	JHMES96604S019186			SATURN		1G8JW52R9YY612331
		CHEVROLET		1GCGG25R5V1069460	C6838L	1996	HONDA	4D	2HGEJ6672TH508952	C6850L	2000	SATURN		1G8JU52F0YY634732
		CHEVROLET		1G1JC12F837110219					1HGCG56641A136114	C6571A	2007	SUBARU	4D	JF1GD61697H503584
				,					1HGCM82663A011294	C6728G	1999	SUBARU	SW	4S3BG6854X7627776
		CHEVROLET		1GNFK16R3TJ398620						C6893P	1997	SUBARU	SW	4S3BG6854V7615933
		CHEVROLET		1GCDM19W0SB175066					1HGCD5662SA076246			SUBARU		4S3BG685XV7649715
		CHEVROLET		1GNCS13W1W2207823					1HGEM22543L003387	2007 110			- • •	
C6898P	2001	CHEVROLET	VN	1GCFG15WX11228950			HONDA		1HGEJ8649XL057710			(Continued		Page 27)
					C6933L	1996	HONDA	4D	1HGEJ8647TL034145			(Continued		raye si)

LEGALS

C6904P 2004 CHEVROLET C6917N 1979 CHEVROLET C6960A 1993 CHEVROLET C6965J 2002 CHEVROLET C6968G 1988 CHEVROLET C6410M 2005 CHRYSLER C6557B 2001 CHRYSLER C6565B 2005 CHRYSLER C6640D 2006 CHRYSLER C6667E 2000 CHRYSLER C6711G 2001 CHRYSLER C6734G 2001 CHRYSLER C6762D 2003 CHRYSLER C6805I 2006 CHRYSLER C6931P 1997 CHRYSLER C7306M 2005 CHRYSLER C6661E 1978 DATSUN C6521A 1998 DODGE C6538A 1999 DODGE C6578C 2005 DODGE C6613N 1977 DODGE C6614C 2002 DODGE C6634D 1996 DODGE C6636D 2001 DODGE C6650D 1978 DODGE C6694F 2001 DODGE C6729G 2004 DODGE C6732G 2006 DODGE C6752H 2000 DODGE C6771I 2007 DODGE C6782I 1983 DODGE C6791J 2005 DODGE C6797J 2004 DODGE C6810K 1992 DODGE C6811K 2002 DODGE C6816K 2000 DODGE C6826K 1995 DODGE C6858I 2008 DODGE C6887P 1998 DODGE C6940F 2006 DODGE C6946M 2004 DODGE C6674E 1978 FIAT C5510N 1982 FORD C6293P 1998 FORD C6523A 1989 FORD C6539A 2002 FORD C6542A 2002 FORD C6549B 1995 FORD C6572C 2007 FORD C6573N 1985 FORD C6579B 2006 FORD C6583C 1998 FORD C6647D 2000 FORD C6686F 1994 FORD C6693F 2000 FORD C6704N 1994 FORD C6709G 1997 FORD C6710N 1982 FORD C6718G 2000 FORD

MP 1GNEK13T34J126159 CA CGR3380152073 PU 1GCGC29K9PE167671 VN 1GCGG25R121177649 4D 1G1JC5119J7238298 4D1C3AL66R05N549457 MP 3C8FY4BB31T501220 MP 2C4GM68445R659841 VN 1A4GP45R56B627471 3C3EL55H4YT280954 2D VN 2C8GP54L81R412703 1C4GJ25B81B223930 VN VN 2C4GP54L63R229286 4D 2C3KA63H96H231594 4C3AU52N1VE153613 2D MP 3C8FY68835T625601 2D HLS30453461 VN 2B4FP25B5WR642804 VN 2B4GP44G6XR150670 VN 1D4GP24R75B166321 VN B21BE7K204960 VN 1B4GP15B52B563320 2D 4B3AU42Y3TE363595 2B4GP44381R354567 VN PU W13BE8J508808 MP 1B4HS28ZX1F505910 4D 2B3HD46R84H593758 1B3EL46X56N156444 4D 4D 2B3HD56J6YH408886 VN 2D4GP44L07R314255 VN 2B6HB23T1DK383387 VN 1D4GP25E85B237277 4D1B3EL36T54N334034 1B7FL26XXNS588194 PU PU 1B7GL32X52S643498 4D 1B3ES46C8YD690272 2B6HB21Y2SK521238 VN VN 2D8HN54X18R707409 1B3ES47C2WD671129 4D 1D4HB48N56F126044 MP 4D 1B3ES26C74D623130 2D 124CS10133359 ΤK 1FTJE38GXCHA36597 MP 1FMZU35P9WZC10146 PU 1FTEF15N7KNB80792 4D 2FAFP74W02X117438 4D 1FAFP53262A201064 PU 1FTHF25F9SNA19131 4D 3FAHP07Z47R191568 VN 1FMEE11F1FHB85939 MP 1FMEU72E66UA47431 1FTNE2427WHB35050 VN PU 1FTZR15V2YTB04216 2D 1ZVLT22B8R5188181 MP 1FMPU16L6YLA80761 ΤK 1FDWH70C1RVA44350 4D 1FALP13P8VW255108 CA 1FDKE30L3CHA11887 1FTYR14V5YTA65876 DII

C6958L 1996 HONDA C6961D 2000 HONDA C6530A 2004 HYUNDAI MP C6586C 2002 HYUNDAI C6658E 2003 HYUNDAI C6681F 2006 HYUNDAI C6730G 2003 HYUNDAI MP C6954E 2001 HYUNDAI C6543A 2001 INFINITY C6639D 2000 INFINITY 4D C6708G 2002 INFINITY 4D C6779I 2006 INFINITY 4D C6863J 1992 INFINITY 4D C6705N 1994 INTERNATIONAL TK C6883N 1999 INTERNATIONAL BS C6590N 1992 ISUZU ΤK C6638D 1998 ISUZU PU C6699N 1992 ISUZU C6703N 1998 ISUZU C6903M 2001 ISUZU MP C6902M 1989 JAGUAR C6544A 2002 JEEP MP C6880M 1994 JEEP MP C6948P 2002 JEEP MP C6974C 2002 IEEP MP C6560B 2002 KIA MOTORS 4D C6600A 2004 KIA MOTORS 4D C6911H 2002 KIA MOTORS 4D C6914E 2004 KIA MOTORS MP C6916M 2003 KIA MOTORS MP C6628D 1995 LEXUS C6691F 1994 LEXUS C6971G 2000 LEXUS MP C6556B 2000 LINCOLN C6566B 2000 LINCOLN C6588C 2003 LINCOLN 4D C6663E 2000 LINCOLN 4D C6689N 1997 LINCOLN C6774I 2000 LINCOLN C6812K 1999 LINCOLN MP C6822K 1997 LINCOLN 4D C6906P 2002 LINCOLN C6909K 2007 LINCOLN C6922K 1996 LINCOLN C6585C 1997 LANDROVER MP C6589C 2000 LANDROVER C6664E 1996 LANDROVER C6656F 2003 MAZDA 1996 MAZDA C6886P 4D C6969F 2005 MAZDA C6529A 2001 MERCURY C6541A 2001 MERCURY 4D C6569B 1997 MERCURY 4D C6678F 2002 MERCURY VN C6744H 2002 MERCURY MP C6876P 1999 MERCURY C6889P 2002 MERCURY 2D C6899M 1999 MERCURY C6907M 2003 MERCURY

LEGALS

4D 2HGEJ6670TH542114 VN 2HKRL1875YH611386 KM8SC73D64U853407 4D KMHWF25H32A610468 2D KMHHN65F13U059457 2D KMHHM65D86U229822 KM8SC73E23U543049 MP KM8SC83D91U004051 4D JNKCA31A51T004465 JNKBY31A5YM700996 JNKDA31A92T003325 JNKAY01F66M254313 INKNG01CXNM201963 1HTSCACM3RH581466 1HVBJABN5XA090636 JALE5B1UXN3001892 1GGDT19X5W8650238 TK JALE5B1U6N3001954 TK JALB4B1KXW7002524 4S2CK58W514333371 2D SAJNA5845KC155895 1J8GL58K92W193251 1I4GZ78Y0RC223801 1J4GW58N22C317493 1J8GW68J22C249679 KNAGD128125119660 KNAGD126445357715 KNAGD126425169712 KNDJC733545319428 KNDJD733535052206 4D IT8GK13T8S0077303 4D JT8GK13T0R0034469 JT6HF10U8Y0148507 MP 5LMFU28A1YLJ38897 4D 1LNHM86S8YY818552 1LNHM81W43Y630548 1LNHM86S8YY926430 LI 1LNLM81W6VY733595 4D 1LNHM82W7YY821323 5LMPU28L0XLJ11727 1LNLM82W3VY733357 4D 1LNHM87AX2Y711936 4D 1LNHM85W17Y616820 4D 1LNLM83W8TY688122 SALJY1246VA553992 MP SALPV1640YA431596 MP SALPV1242TA324273 4D 1YVHP80D935M52448 JM1TA2214T1204147 4D 1YVHP80C155M56049 4D 1MEHM55S01A610263 1MEFM55S11A637687 1MELM50UXVA631730 4M2ZV11T72DJ14414 4M2ZU86W22ZJ30490 2D 1ZWFT61L4X5623592 1ZWFT61L225608789 4D 2MEFM74W1XX641447 4D 2MEFM75W03X686484

LEGALS

(Continued from Page 36)

C6929D 1998 SUBARU	MP	JF1SF6550WH756412
C6945P 2001 SUBARU	SW	JF1SF65611H734162
C6545B 1996 TOYOTA	4D	4T1BG12K1TU915151
C6562B 1996 TOYOTA	4D	4T1BG12K4TU753662
C6563B 1994 TOYOTA	SW	4T1GK12W9RU034746
C6633D 1990 TOYOTA	4D	4T1VV22E1LU023419
C6637D 2001 TOYOTA	4D	2T1BR12E41C409865
C6676E 2005 TOYOTA	2D	4T1CE38P25U983034
C6677E 1999 TOYOTA	2D	2T1CF22P0XC180193
С6750Н 1996 ТОУОТА	2D	JT2AC52L8T0189963
C6758I 1996 TOYOTA	2D	JT2CC52H0T0012635
C6780I 2000 TOYOTA	4D	4T1BG22K9YU676493
С6784Ј 2001 ТОУОТА	4D	4T1BG22K51U863932
С6785Ј 2004 ТОУОТА	4D	4T1BE32K94U929284
С6789Ј 1995 ТОУОТА	4D	1NXAE09B7SZ303228
С6799Ј 1998 ТОУОТА	4D	4T1BF18B8WU247783
C6801J 1994 TOYOTA	4D	JT2AE09B5R0051185
C6808J 1997 TOYOTA	4D	4T1BG22K5VU047664
C6846L 1990 TOYOTA	4D	2T1AE91A5LC040408
C6856L 1996 TOYOTA	4D	4T1BG12K5TU949738
C6910J 2002 TOYOTA	4D	4T1BE32K12U568193
C6912I 2003 TOYOTA	4D	4T1BE32K33U652422
C6923J 2003 TOYOTA	4D	4T1BE32KX3U737693
C6930C 2000 TOYOTA	4D	2T1BR12E0YC265631
С6934К 1995 ТОУОТА	4D	4T1GB11E2SU013428
C6944I 2001 TOYOTA	2D	2T1CF22P11C477710
C6534A 1993 VOLKSWAGEN	4D	9BWGA2306PP014429
C6646D 2000 VOLKSWAGEN	2D	3VWCD21C8YM433092
C6662E 2004 VOLKSWAGEN	2D	3VWCM21Y74M304217
C6671E 2003 VOLKSWAGEN	4D	WVWPH63B33P450924
C6932M 2002 VOLKSWAGEN	4D	WVWRH63B52P183017
C6942L 2002 VOLKSWAGEN	4D	WVWPH63BX2P180766
C6574C 2001 VOLVO	SW	YV1VW29541F765381
C6740H 2004 VOLVO	MP	YV1CZ91H641064324
C6787J 1997 VOLVO	SW	YV1LW5645V2283374
C6851L 1998 VOLVO	4D	YV1LS5671W2541865
C6852L 1998 VOLVO	4D	YV1LS5343W1418701
C6860I 1998 VOLVO	4D	YV1LS5675W1460387
C6891M 1997 VOLVO	4D	YV1KS9603V1117646
C6722N 1985 WINNEBAGO	CA	1GBKP37W4F3308104

PART 2. MOTOR VEHICLE AUCTION--SCRAP **VEHICLES**

Subsequent to the normal auction of the vehicles described above, the following vehicles will be sold by auction as one lot. All rules and procedures for the normal auction shall apply except where stated differently in this ad. ONLY LICENSED AUTOMOTIVE DISMANTLERS AND RECYCLERS MAY VIEW AND BID ON THE LOT. Bidders must have registered as part of the normal registration process as described previously in this advertisement. The successful bidder must pay for the lot no later than 2 P.M. the day of the auction. There will be three weeks (August 11, 2017) allowed to remove all scrap vehicles from the lot.

Viewing/inspection of vehicles for sale will be permitted on Thursday, July 20, 2017 between 8 A.M. and Noon. The auction of this lot may not be held at the site of these scrap vehicles. All preparation of the vehicles and their removal shall be done in an environmentally safe manner and in accordance with all Federal, State and Local Laws. Vehicles will be removed by towing or hauling off the premises (by crane, rollback, trailer and/or flatbed truck). Large trailers or mobile homes may be dismantled and removed in sections. Vehicles without wheels or in a non-towable condition must be maneuvered in the lot so that they are not dragged. All trash, parts, or tires will be disposed of in accordance with State and Local Laws. The contractor will be responsible for all costs incurred in the removal and disposal of trash, parts, etc. The successful bidder may spot up to a 20 cubic yard dumpster in the disposal area at his/her own expense. The contractor shall be required to remove all mobile homes, trailers, trucks and other designated large vehicles first. Any tires, rubbish, debris or car parts stored in the vehicles must be removed with the vehicles. Failure to follow these requirements may result in the forfeiture of money paid, withholding of the Maryland Certificate of Authority, or both.

XXXX XXXXX I3340 I3359 1976 TEEN J3363 XXXX XXXXX J3364 1988 FLARE J3374 XXXX XXXXX 1974 WINNER I3375 J3386 XXXX LAYTON J3388 XXXX NOMAD J3427 1988 SKEETER I3428 1988 SKEETER J3429 1969 XXXXX XXXX THOMPSON I3440 J3443 XXXX SHORELINE I3444 1987 BAYLINER 1985 CHAPARRAL J3446 2008 CHUA I3463 J3494 XXXX COX I3496 1968 REVLINE J3534 XXXX XXXXX XXXX VENTURE I3653 J3683 1974 SCHOFIELD I3705 XXXX XXXXX I3706 1972 CRUISERS I3717 XXXX TAG-A-LONG I3791 1988 SEA SPRITE I3792 XXXX DILLY J3793 XXXX ARISTO CRAFT J3817 1992 COBRA J3829 XXXX LOAD RITE J3842 XXXX WABASH J3945 1990 FLEETWOOD J4069 1984 HIGHLANDER J4123 XXXX XXXXX J4126 1986 SUN RUNNER I4134 XXXX LOAD RITE 1988 BAYLINER J4135 1988 BAYLINER I4145 J4247 XXXX XXXXX I4248 XXXX XXXXX I4355 XXXX XXXXX I4356 1977 STARFIRE J4378 1988 CAPR J4439 XXXX SHASTA J4441 XXXX XXXXX 15346T 1987 TIBERIAS I5684T 1988 WELLCRAFT J5692T 1992 SEA RAY J5701T 1984 CHAPARRAL I5755T 1973 TEEN I5756T 1979 SILVERLINE J5775N 1983 STARCRAFT J6266T 1988 VIP J6267T 1988 VIP J6357T 1977 GALAXY J6432T 2005 VENTURE J6841N 1981 XPLORER J6983T 1986 LOADRITE J9398N 2008 CHUANI J9967T 1995 HAUL RITE 19968T 1989 ODYSSEY J9970T 2005 PERFORMANCE J9972T 2005 XXXXX J3564 1999 ACURA I2356 1966 AMC J3693 1998 AUDI I4404 XXXX AUDI J3405 2007 BAJA J2621 2002 BAYLINER J2894 1987 BAYLINER J4124 1989 BAYLINER I4331 1999 BAYLINER I6984T 1986 BAYLINER I2512 1988 BMW 1997 BMW I2691 I2728 2007 BMW I3085 1995 BMW 1997 BUICK J2939 J3024 1997 BUICK J3075 2003 BUICK J3240 XXXX BUICK 2002 CADILLAC J2485 J2665 2000 CADILLAC I3186 2006 CADILLAC J3790 XXXX CALKINS I4125 XXXX CALKINS J1936 XXXX CHEVROLET 1996 CHEVROLET I1996 J2152 1998 CHEVROLET I2336 2006 CHEVROLET 1967 CHEVROLET J2524 I2569 1996 CHEVROLET 1999 CHEVROLET J2816 I3214 1998 CHEVROLET J3417 1990 CHEVROLET I3802 2007 CHEVROLET I4197 1998 CHEVROLET I4357 1994 CHEVROLET I5318N 1995 CHEVROLET J5719N 1978 CHEVROLET J6248N 1979 CHEVROLET J6464N 1986 CHEVROLET J2649 1999 CHRYSLER J2719 2003 CHRYSLER J3288 2006 CHRYSLER J3442 2000 CHRYSLER J5700T 1984 COX J10149 1973 DODGE I2387 2005 DODGE J2388 XXXX DODGE I2924 2006 DODGE I3084 2000 DODGE I3087 2002 DODGE J3293 2002 DODGE I3313 1999 DODGE J3397 1996 DODGE I3478 2000 DODGE J9634N 1976 DODGE [10118 1991 EZ LOADER J2625 1982 EZ LOADER I2893 1987 EZ LOADER I3203 XXXX EZ LOADER I3445 1985 EZ LOADER I4377 XXXX EZ LOADER I1495 2001 FORD J2243 2004 FORD J2436 2001 FORD J2648 2000 FORD J2683 2004 FORD J2771 XXXX FORD J2776 1994 FORD 2000 FORD J2913 J3053 1998 FORD I3228 2001 FORD J5620N 1970 FORD I6842N 1986 FORD

TL UNKNOWN TL 1501804 TL UNKNOWN FN0GV7480788 BT TL **UNKNOWN** WNB14102M741 ΒT CA UNKNOWN CA UNKNOWN TL 1L871201X1D45358 BT STEL3647H788 TL 6S883 UNKNOWN SC TL UNKNOWN BT BYOB11CAA787 FGBY0027J485 BT SC LFGH3000081007086 TL UNKNOWN UNKNOWN BT TL UNKNOWN TL UNKNOWN BT SCH151033774 TL UNKNOWN BT CRS220491172 CA UNKNOWN ΒT SSBG8002E888 UNKNOWN TL BT 270078 TL 1TT1126K7N1007247 TL UNKNOWN UNKNOWN TL 1EA1G2626L2930386 TL 1YR010366EY044843 TL TL UNKNOWN ΒT XUE610781586 TL UNKNOWN BYQB24FGL788 BT ΒT BP1I90SEB888 TL UNKNOWN TL UNKNOWN TL UNKNOWN BT SRFE0348M77D BT B1YA06CKH788 TL UNKNOWN TL UNKNOWN GAK20P47M87GC BT BT WELT4048B888 BT SERA8203K192 ΒT FGBR0477M84F TL AC224874MD BT SLV73006M79L TL 1SAAA11E0D2E00245 TL 1VP7219S2J1000086 VVN85016I788 ΒT GALBCV234M77J BT TL 47GRB23265B000488 M40CA9T505942 CA TL 1PHDCGU24G1000174 LFGTCKPM481007175 SC TL AC204355MD BT CBAFP1211889 TL 40ZBP09155P126790 YDV38689A505 IS JH4DC4354XS009739* 2D 2D A6KS60A121218 WAUCB28D0WA212004 4D FR UNKNOWN DB LRYYCHL0370041578 BT BIYG74BEC202 BYQB27SJD787 ΒT BT B1YB50SBA989 BT USCA58FV1899 BT BL2B84SBA686 4D WBADC7409J1717453 4D WBADE6327VBW55204 4D WBAHL83587DT09618 4D WBACB4324SFM08087 1G4CW52K0V4643595* 4D 4D 1G4HP52K9VH603012* 1G4CW54K834117807 4D PT **UNKNOWN** 1GYEK63N72R138279 MP 4D 1G6KF5794YU303069 4D 1G6KD57986U206864 TL UNKNOWN TL UNKNOWN VN UNKNOWN 3GNEK18R2TG161093 MP 1GNEK13R7WJ378844 MP 4D 1G1ZT51F66F260965 2D 136177B176557 PU 2GCEK19S6T1146664 1GBFG15R9X1057051 VN 4D 1Y1SK5483WZ414986 CA 1GBKP37N0L3318926 2D 1G1YY26EX75119285 2D 1G1YY32G8W5112413 2D 2G1FP22SXR2106167 CA 1GBKP37N6S3310649 CA CGL3380100470 CA CGR3290120927 CA 1GBKP37W1G3334292 2C3HE66G0XH731226 4D 4D 2C3AD56G73H512241* 4D 2C3LA43RX6H251368 2D 3C3EL55H9YT303368 TL AC216925MD CA R59CA3S218760 PU 1D7HU18D65S362095 VN UNKNOWN 4D 2B3KA53H26H228253 PU 1B7HC16Y9YS522459 FR 1B7FL46X52S524121 1B4HS48N72F190171 MP 2B3HD56I5XH811501 4D VN 1B4GP44R1TB176393 VN 1B4GP44G6YB754221 CA N50CA6J014835 TL 1ZE1GHY13MNW02831 TL 1ZE1LTS1XCD003131 TL 1ZE1LMV21HDN34234 TL UNKNOWN TL 1ZE1RZW18FD031204 TL UNKNOWN 4D 2FAFP71W91X156144 PU 1FTWW32P54ED55081 MP 1FMPU18LX1LA66588 4D 2FAFP71W4YX192317 PU 1FTWW33P24EA34629 PU UNKNOWN 2D 1FALP42T6RF211114 1FAFP3830YW162493 4D MP 1FMPU18LXWLA78358 VN 2FMDA51491BB63934 C70DVJ40766 ΤK CA 1FDKE30L8GHA40551

1996 FREIGHTLINER IN TR 1FUYDCXB4TH685540 J2472 1995 FREIGHTLINER IN TR 1FUYDSEB9SH540022 I2473 1GKFK66UX3J216345 I2567 2003 GMC MP 2004 GMC MP 1GKEK63U64I102988 J2732 2003 GMC PT 1GKFK16Z03J315741 I4369 TL AC225903MD 1978 HOMEMADE I6356T I2417 1988 HONDA MC UNKNOWN SC IH2AF5801BK703707 I2439 2011 HONDA I2479 2006 HONDA MC JH2SC57086M208526 I2546 2005 HONDA AT 1HFTE230654516262 I2700 2004 HONDA AT 478TE230444409843 J2812 1994 HONDA IH3TE190XRT103450 AT J2830 1995 HONDA 1HGCE6648SA011614 4D J3155 2005 HONDA DB JH2HE07305K200965 J3170 XXXX HONDA MP UNKNOWN I3577 2008 HONDA DB IH2AE03008K807191 J3580 2003 HONDA JH2DE02013K609727 DB 1995 HYUNDAI KMHVF14N4SU190859 J2629 4D JNKCV54E04M307215 I2956 2004 INFINITY 2D J3551 2003 INFINITY JNKAY41E63M006623 4D 1998 INTERNATIONAL TK 2HSFMAHR3WC049239 I2493 XXXX JAYCO TL UNKNOWN J3115 I2558 MC JKAZX4R179A010757 2009 KAWASAKI JSLAK47B542102435 **J**3579 2004 KAWASAKI AT 2007 KIA MOTORS J1938 KNAFE121675445330 4D [9678G 2002 KIA MOTORS 4D KNAGD128325139313 J2460 1996 LAND ROVER MP SALJY1242TA525555 JT8UZ30C5P0034432* J2572 1993 LEXUS 2D IT8IS47EXP0026699 1993 LEXUS J2745 4D I1722 1999 LINCOLN MP UNKNKOWN J1953 XXXX LINCOLN 4D UNKNOWN I2126 XXXX LINCOLN 4D UNKNOWN MP 5LMEU88H45ZJ00245 J2678 2005 LINCOLN 4D 1LNHM81W1XY627385 I2796 1999 LINCOLN I3033 2005 LINCOLN 4D 1LNHM81W85Y629471* J2896 XXXX LANDROVER UNKNOWN MP J2897 1997 LANDROVER MP SALPV1245VA348165 1989 LOAD KING TL 1PHBB1F19K1000075 I5345T J3124 2000 MAZDA JM3LW28G4Y0117589 VN 4M2ZU86E15ZJ05656 J2550 2005 MERCURY MP J3700 2004 MERCURY 4D 2MEHM75WX4X623550 I2507 1997 MERCEDES-BENZ 4D WDBJF55FXVA429563* J2733 2001 MERCEDES-BENZ 4D WDBNG70J71A213976 13309 XXXX MINI COOPER MB LEEPINB465A053411 J1979 XXXX MITSUBISHI MP UNKNOWN 2015 MITSUBISHI 4D JA32W8FV1FU017446 I3811 1998 NISSAN 4D JN1CA21D2WM915329 J2467 I2502 2008 NISSAN 4D 1N4AL21E58C257821 J2528 1996 NISSAN 4D IN1CA21D6TT140292 2002 NISSAN 1N4BL11D82C191763 I2870 4D J2882 1996 NISSAN 4D JN1CA21D7TT136798 I3383 2005 NISSAN 1N4BA41E85C853345 PT J4227 2000 NISSAN 4D IN1CA31D1YT719848 I2494 2000 OLDSMOBILE 4D 1G3WS52H9YF226115 I2957 2001 OLDSMOBILE 4D 1G3GR64H014224967 I2486 2001 PONTIAC 4D 1G2WK52I61F238221 I2680 1984 PONTIAC 2D 2G2AJ37HXE2258471 I2873 2005 PONTIAC PT 6G2VX12U15L453712 I3233 2002 PONTIAC 4D 1G2WP52K92F236751 1990 RAVEN J10119 BT RZJCT123B090 J2749 1991 RAVEN RZJWA105R091 BT J3654 1990 RAVEN ΒT RZJCP283C090 J3347 1984 RENKEN RBMNF028M84H BT J4070 1984 RENKEN RBMH1574M84G BT J2476 2005 SCION 4D JTLKT324750205974 1989 SEA RAY J6433T ΒT SERM5203C989 I3825 XXXX SHASTA TL UNKNOWN I2880 1978 SHORELINE TL AC197156MD 12884 XXXX SHORELINE TL UNKNOWN XXXX SHORELINE J3029 TL UNKNOWN I9734T 1985 SHORELINE TL. AC185330MD 1986 SKYLINE CA 1SL200N29GH001289 J2976 [5691T 1992 SPORTCRAFT TL 1NSBM15BXN1002934 J3358 1977 STEURY ΒT SRC09994M77A MC JS1GN7DA762119120 I2277 2006 SUZUKI J2418 2001 SUZUKI MC JS1GR7HA412102413 AT JSAAK47A252103883 I2576 2005 SUZUKI J2836 2006 SUZUKI MC JS1GR7KA762101773 I2986 2006 SUZUKI MC JS1GN7DA462102372 13578 2012 SUZUKI AT JSAA4KAA3C2100268 I3621 2007 SUZUKI MC IS1GR7KA372111377 4D 4T1BK3DB9AU364522 I2527 2010 TOYOTA I3270 XXXX TOYOTA 4D UNKNOWN I3395 1996 TOYOTA 2D JT2CC52H8T0006095 2007 VOLKSWAGEN 4D 3VWGF71K57M093172 J2408 J1963 1993 VOLVO 4D YV1LS5504P2088539 JYARJ06E15A025087 J2144 2005 YAMAHA MC MC IYACE07Y32A036851 J2410 2002 YAMAHA J2530 2004 YAMAHA DB JYACE13C14A000109 I2544 JY4AM07Y77C027000 2007 YAMAHA AT J2549 XXXX YAMAHA UNKNOWN AT I3581 2008 YAMAHA AT IY4AG04Y08C015638 J9971T 2001 YAMAHA JS YAMA4285J001 [9735T 1985 FOUR WINNS BT 4WNHS169K485 127177 (6-22) The Prince George's Post Serving Prince George's County

To reclaim a motor vehicle, interested parties may contact:

ABANDONED VEHICLE UNIT 4920 Ritchie Marlboro Road Upper Marlboro, Maryland 20772 PHONE: 301-952-1873

AUCTIONEER: COLONIAL AUCTION SERVICE INC.

A minimum bid of \$500.00 (five hundred) has been established for the lot. Vehicles reclaimed or removed from the lot between the time of this advertisement and the time of the sale will be identified immediately prior to the auction.

LOT #	YR.	MAKE	BODY	V.I.N.
		FLEETWOOD	CA	7100HE71111177
10178	1974	STOUGHTON	TL	742765
10389	1987	LOAD RITE	TL	1PHCGDS2XH1000473
10390	1987	CHRISCRAFT	BT	CCVVZ286E787
10485	XXX	X SPCNS	TL	CA1084447
2389	XXXX	(KARAVAN	TL	UNKNOWN
2390	1973	CRESTLINER	BT	CRL42539M73G
2430	XXXX	K VIP	SC	UNKNOWN
2438		MAST	TL	1C9AE4P2XPG099118
2461	2007	КҮМСО	SC	RFBS1A0497B390497
2483	XXXX	X XXXX	TL	UNKNOWN
2487	1997	KAYLIN	TL	1K9E2924XV4005218
2510	XXXX	CARDINAL	CA	UNKNOWN
2548	XXXX	X XXXX	AT	UNKNOWN
2570	1994	XXXXX	TL	1T9GS4837RM139394
2620		ESCORT	TL	405117CC82M000390
2626	1982	GALAXY	BT	GALSB846M82A
2740	2005	HURST	TL	1H97A101951057978
2748	XXXX	SHORELINE	TL	UNKNOWN
2841		(MAGNUM	SC	L8XTBB50990002103
2863		APOLLO	MC	L084GHHF2B101486
2881		STINGRAY	BT	PNYF80871687
2888		GREAT DANE	TL	1GRAA6410KS059702
2891		LOAD RITE	TL	1PHBGGT21H1000051
2892	1990	BAYLINER	BT	BL2B15STA090
2987		LOAD RITE	TL	5A4NG3V2112050170
2988		PHANTOM	BT	PHB01240F990
[3020		LOAD RITE	TL	UNKNOWN
[3021		REGAL	BT	RGMC2049D888
[3030		REINELL	BT	RENA4096M77FB2471
[3086		X XXXXX	PT	UNKNOWN
[3097		(ESCORT	TL	UNKNOWN
3103		(TURBO	SC	UNKNOWN
3105		POLARIS	AT	4XABA25CX12642386
3122		SUNL	AT	UNKNOWN
3125		XXXXXX	TL	UNKNOWN
3157		K BAYRIVER	TL	UNKNOWN
3158		K HOMEMADE	TL	UNKNOWN
3204		THOMPSON	BT	TMS25687J687
3217		GENESIS	TL	UNKNOWN
3218		GENESIS	BT	GPZ21317D494
3286		SEMINOLE	TL	UNKNOWN
3287		BAYLINER	BT	BL2A63FDH586
3317		COLEMAN	TL	UNKNOWN
3318		X XXXXX	TL	UNKNOWN
3325		ΤΑΟΤΑΟ	SC	L9NTEACT4C1005776
3327	2012	ΤΑΟΤΑΟ	SC	L9NTEACBXC1015543

301.627.0900

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

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

<u>126935</u>

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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" con-dition 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 purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement reinstated or paid off the loan prior to the sale In 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 to purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The de-faulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either in-surable or marketable title, or if ratification of the sale is denied by the Circuit surable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the 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

126934

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

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

(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

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

126933

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

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

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

Terms of Sale: A deposit of \$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 pur-chaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser. mental entity as a condition to recordation, are payable by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any representation of the loan with the loan prior to the sale any repayment agreement, reinstated or paid off the loan prior to the sale In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 312385-1)

AND ANY IMPROVEMENTS THEREON

1005 CHILLUM RD., UNIT #119 HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated April 10, 2007 and recorded in Liber 27647, Folio 736 among the Land Records of Prince George's County, MD, with an original principal balance of \$134,010.00 and a current interest rate of 8.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20272 (Duval Wing ontroped located on Main St.) on MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 5, 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 de-scribed as Unit 119 in The Fairmont 1005 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, chaser. An costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any govern-mental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer includ-ing, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit re-tained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 152600-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM

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

Substitute Trustees

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

FOR STATUS OF UPCOMING SALES

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)

126937

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

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

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

The Prince George's Post

Your Newspaper of Legal Record Call (301) 627-0900 | Fax (301) 627-6260

127045

LEGALS

LEGALS

vs.

NOTICE OF PUBLIC HEARING **ON THE** DRAFT SUBSTANTIAL AMENDMENT TO THE HOUSING AND COMMUNITY DEVELOPMENT **ANNUAL ACTION PLAN: FY 2017**

Date: Tuesday, July 11, 2017 at 10:30 a.m. **Council Hearing Room, First Floor County Administration Building** 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772

The purpose of the Substantial Amendment to the Prince George's County Fiscal Year (FY) 2017 Annual Action Plan for Housing and Community Development is to include two (2) new HOME Investment Partnerships (HOME) Program Activities: Palmer Park Meadows and Pathway to Purchase Program

Proposed New HOME Activities:

Palmer Park Meadows	\$	900,000.00
 Pathway to Purchase (formerly known as MY HOME Program) 	<u>\$</u>	257,383.48
Total:	\$1	,157,383.48

A copy of the substantial amendment is available the Department of Housing and Community Development (DHCD), 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website: http://www.princegeorgescountymd.gov/sites/DHCD/Resources/ Pages/default.aspx or it can be mailed upon request by contacting DHCD at 301-883-5540.

Those wishing to testify at this hearing are invited to contact the Office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, or via telephone at 301-952-3600 or TDD 301-925-5267 or can sign up 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.

Sign Language for the hearing impaired and interpretive services can be made available. To request these services, please contact DHCD at 301-883-5540 or TTY 301-883-5428.

Written comments may be sent to the Prince George's County Department of Housing and Community Development at 9200 Basil Court, Suite 500, Largo, Maryland, 20774.

For more information, please contact the Department of Housing and Community Development (DHCD) at 301-883-5540 or TDD 301-883-5428.

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

By Authority of: Eric C. Brown, Director Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774 Date: June 22, 2017

<u>127170</u>

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.

Shawn L. Fisher 525 Wilson Bridge Drive, Unit 6724

NOTICE

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

Substitute Trustees, Plaintiffs vs. BEN O. IGWE 8408 15th Avenue Adelphi, MD 20783 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-24888

Notice is hereby given this 12th day of June, 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 8408 15th Avenue, Adelphi MD 20782 meda and re Adelphi, MD 20783, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 12th day of July, 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 July, 2017.

The report states the purchase price at the Foreclosure sale to be \$238,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 127146 (6-22, 6-29, 7-6)

NOTICE

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

> Substitute Trustees, Plaintiffs

RUFUS PERRIN, JR.	
6302 Killarney Street	
Clinton, MD 20735	_

VS.

(6-22)

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-44281

Notice is hereby given this 12th day of June, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6302 Killarney Street, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of July, 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 12th day of July, 2017.

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

SYDNEY J. HARRISON

NOTICE

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

Substitute Trustees Plaintiffs RENEE C. MCCASKILL

5001 Stewart Court College Park, MD 20740 Defendant(s)

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-05325

Notice is hereby given this 12th day of June, 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 5001 Stewart and described as 5001 Stewart Court, College Park, MD 20740, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of July, 2017, wavided a conv of this NOTICE be 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 July, 2017.

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

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (6-22, 6-29, 7-6) 127147

NOTICE

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

> Substitute Trustees, Plaintiffs

CARL L. CREWS 7601 Finns Lane Lanham, MD 20706

VS.

In the Circuit Court for Prince

Defendant(s)

George's County, Maryland Case No. CAEF 16-04502

Notice is hereby given this 12th day of June, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 7601 Finns Lane, Lanham, MD 20706, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 12th day of July, 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 July, 2017.

The report states the purchase price at the Foreclosure sale to be \$305,000,00

SYDNEY I. HARRISON

SUITLAND TOWN CENTER

Redevelopment Authority

REQUEST FOR PROPOSALS (RFP) FOR SITE DEMOLITION AND ROUGH GRADING NO. 2017-9

The Redevelopment Authority of Prince George's County (RDA) is hereby soliciting proposals from qualified contractors to provide Site Demolition and Rough Grading Services for the Towne Square at the Suitland Federal Center Project

The RFP with Supporting Documentation is available on the following website:

http://www.princegeorgescountymd.gov/1500/Development-Opportunities

Email questions to Patricia Omondi Senior Construction Adviser at: Paomondi@co.pg.d.us

Proposals must be received by the Redevelopment Authority no later than July 14th, 2017 at 12:00PM

(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: 07-21-2017

IMPALA

EXPLORER

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

> > DC EW9475

VTU1409

VA

2G1WF52E159235236

1FMZU35PXXZB41808

(6-22)

2002 ACU	RA MD	X	MD	5BZ1428	2HNYD18282H514318		
2004 HON	DA CIV	IC I	DC	EW3895	2HGES16594H533296		
2003 NISS.	AN ALT	'IMA	DC	EL2350	1N4BL11D73C245474		
1999 NISS.	AN ALT	'IMA	MD	2BY6344	1N4DL01D6XC240937		
1996 CHE	VROLET TRU	JCK 1	MD	4AW3292	1GCCS1941TK151389		
1999 FORI	D EXP	LORER	MD	8BL6543	1FMZU34E9XZA87482		
1999 FORI	O CRO	OWN VIC	DC	FB6903	2FAFP74W0XX229535		
1994 HON	DA ACC	CORD	MD	6FWD87	1HGCD7245RA022563		
2006 CHE	VROLET MO	NTE I	MD	6CC5019	2G1WK151269319001		
	CA	rlo					
		ANA	A TO	WING			
7820 MARLBORO PIKE							
FORESTVILLE MD 20747							
301-736-7703							

MD 6CF6887 1N4AL11D26N359127

2005 CHEVY

1999 FORD

2006 NISSAN

127178

Forest Heights, MD 20745 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-03811

Notice is hereby given this 9th day of June, 2017, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and re-ported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of July, 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 successing works be each of three successive weeks be-

fore the 10th day of July, 2017. The Report of Sale states the amount of the foreclosure sale price to be \$44,000.00. The property sold herein is known as 525 Wilson Bridge Drive, Unit 6724, Forest Heights, MD 20745.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 127145 (6-22,6-29,7-6)

NOTICE

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

> Substitute Trustees, Plaintiffs

vs. DORIS P. HUGHES MARK C. HUGHES 11226 Cherry Hill Road Apt # 202 Beltsville, MD 20705 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25356

Notice is hereby given this 13th day of June, 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 11226 Cherry Hill Road, Apt # 202, Beltsville, MD 20705, 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 13th day of July, 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 13th day of July, 2017.

The report states the purchase price at the Foreclosure sale to be \$89,700.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 127167 (6-22, 6-29, 7-6) Notice is given that Warren R. Thompson, whose address is 14002 Heatherstone Drive, Bowie, MD 20720, was on June 5, 2017 appointed Personal Representative of the estate of Wilma R. Kagle who died on De-combor 25, 2016 with a will cember 25, 2016 with a will.

Danielle M. Cruttenden

McNamee, Hosea, Jernigan, Kim,

Greenan and Lynch, P.A.

888 Bestgate Road, Suite 402

Annapolis, MD 21401

410-266-9909

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF

WILMA R. KAGLE

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of De-cember, 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or (2) Two months after the personal

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

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

WARREN R. THOMPSON Personal Representative

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

Estate No. 106823

(6-22,6-29,7-6) 127175

Clerk, Circuit Court to Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk <u>127148</u> (6-22,6-29,7-6)

NOTICE

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

Substitute Trustees Plaintiffs

vs. ALAN JOSEPH FISHER MONTRESSA L. FISHER 3603 Chase Terrace Beltsville, MD 20705

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-37178

Notice is hereby given this 12th day of June, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the propand described as 3603 Chase Ter-race, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of July, 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 12th day of July, 2017.

The report states the purchase price at the Foreclosure sale to be 5279,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk <u>127150</u> (6-22,6-29,7-6)

Clerk, Circuit Court to Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk <u>127149</u> (6-22.6-29.7-6)

NOTICE

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 16-24943

Notice is hereby given this 12th day of June, 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 1809 Dutch Village Drive, 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 12th day of July, 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

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

SYDNEY J. HARRISON Clerk, Circuit Court for

Prince George's County, MD

(6-22,6-29,7-6)

True Copy—Test: Sydney J. Harrison, Clerk

12th day of July, 2017.

\$84,640.00.

<u>127151</u>

Substitute Trustees

Plaintiffs

Defendant(s)

2010 KIA SEDONA MD 4BW0057 KDNMG4C30A6333789 DC ER0491 2005 DODGE MAGNUM 2D8GV58265H151108 2000 FORD FOCUS MD 8AX1623 1FAHP363XYW424205 2GCEK19K9N1116416 1992 CHEVROLET TRUCK MD 7BB7755 1999 CHEVROLET BLAZER 1GNCS13W0X2171382 MD 4CD7726 2008 CHEVROLET MALIBU MD 7BZ4837 1G1ZK57728F178947 2000 CHEVROLET SUBURBAN MD 5AN4094 3GNGK26U2YG176982

ALTIMA

127179

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION **MONDAY, JUNE 12, 2017**

RESOLUTION R-17-12

A RESOLUTION concerning THE DESIGNATION OF A COMMUNITY LEGACY AREA AND THE APPROVAL OF AN APPLICATION FOR, AND RECEIPT OF, FINANCING FOR A COMMUNITY LEGACY OR OTHER STATE REVITALIZATION PROGRAMS PROJECT(S) (THE PROJECT) FUR-THER DESCRIBED IN THE APPLICATION DATED JUNE 8, 2017 (THE AP-PLICATION), TO BE FINANCED EITHER DIRECTLY BY THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OR THROUGH OTHER STATE DEPARTMENTS OR AGENCIES.

RESOLUTION R-17-13

A RESOLUTION concerning THE DESIGNATION OF A COMMUNITY LEGACY AREA AND THE APPROVAL OF AN APPLICATION FOR, AND RECEIPT OF, FINANCING FOR A STRATEGIC DEMOLITION FUND, OR OTHER STATE REVITALIZATION PROGRAMS PROJECT(S) (THE PROJ-ECT) FURTHER DESCRIBED IN THE APPLICATION DATED JUNE 8, 2017 (THE APPLICATION), TO BE FINANCED EITHER DIRECTLY BY THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOP-MENT OR THROUGH OTHER STATE DEPARTMENTS OR AGENCIES.

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

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

IN THE MATTER OF

Oyindamola

(6-22,6-29)

Oluwanifemi

NOTICE

IN THE MATTER OF: Olamiposi Oluwadurotimi Olatunde

FOR THE CHANGE OF NAME TO Raphael Olamiposi Olatunde

127168

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

Case No. CAE 17-13432

A petition has been filed to change the name of (Minor Child(ren)) Olamiposi Oluwadurotimi Olatunde to Raphael Olamiposi Olatunde.

The latest day by which an objection to the petition may be filed is July 10, 2017.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 127076 (6-22)

Olatunde FOR THE CHANGE OF NAME TO:

NOTICE

Rachael Oyindamola Olatunde

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

Case No. CAE 17-13433

A petition has been filed to change the name of (Minor Child(ren)) Oyindamola Oluwanifemi Olatunde to Rachael Oyindamola Olatunde.

The latest day by which an objection to the petition may be filed is July 10, 2017.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 127077 (6-22)

The Prince George's

Post

To subscribe CALL 301.627.0900 or email bboice@pgpost.com

DEBORAH E. HARRIS JUANITA D. JETER 1809 Dutch Village Drive

Hyattsville, MD 20785

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



Call (301) 627-0900 Fax (301) 627-6260

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