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

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

#### DECEMBER 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" 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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds 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

(12-7, 12-14, 12-21)

LEGALS

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

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

1752 TULIP AVE. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated September 1, 2006 and recorded in Liber 28207, Folio 348 among the Land Records of Prince George's County, MD, with an original principal balance of \$228,000.00 and a current interest rate of 2.00001%, 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

#### DECEMBER 19, 2017 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds 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. 204736-2)

## 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

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

5600 JOAN LA. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated April 10, 2007 and recorded in Liber 27696, Folio 336 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,000.00 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, 2072 (Duwu Wing entrance) located on Main St.) on MD, 20772 (Duval Wing entrance, located on Main St.), on

#### DECEMBER 19, 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" 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 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. 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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned 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 improve-ments 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 318136-1)

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

128626

128627 (11-30,12-7,12-14)

(11-30,12-7,12-14)

**BWW LAW GROUP, LLC** 3 Executive Boulevar Rockville, MD 20852 (301) 961-6555

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**BWW LAW GROUP, LLC** 8 Executive Bouleva Rockville, MD 20852 (301) 961-6555

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

#### 603 CAPPY 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 5, 2014 and recorded in Liber 36095, Folio 467 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,000.00 and a current interest rate of 3.606%, 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

#### DECEMBER 19, 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 \$8,000 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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. Pur-chaser 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 terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments 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 rem-edy at law or equity is the return of the deposit without interest. (Matter edy, at law or equity, is the return of the deposit without interest. (Matter No. 313532-1)

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

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

## 4004 ALTON ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated September 7, 2007 and recorded in Liber 28702, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$175,000.00 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

#### DECEMBER 19, 2017 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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. Pur-chaser 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 terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments 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 rem-edy at law or equity is the return of the deposit without interest. (Matter edy, at law or equity, is the return of the deposit without interest. (Matter No. 310050-1)

## 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

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 Deferred Water and Sewer Facilities Charges in the amount of \$450.00 due and payable on the 1st day of January in each and every year

#### 604 TOUCHDOWN DRIVE HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Brandon M. Huggins, dated December 24, 2012, and recorded in Liber 34320 at folio 494 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

#### **JANUARY 2, 2018**

#### AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, 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 \$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. 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 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 # 17-602400)

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

128620

(11-30,12-7,12-14) 128621 (12-14.12-21.12-28)

LEGALS

#### **ENACTED BILLS**

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

CB-49-2017 (DR-3) - AN ORDINANCE CONCERNING NONCON-FORMING USES - CERTIFICATION - APPROVAL REQUIRE-MENTS for the purpose of amending the statutory criteria set forth in the Zoning Ordinance required for certification of nonconforming uses and revocation for noncompliance for the purpose of safeguarding the public health, safety, and welfare of citizens and residents in Prince George's County. ENACTED: 11/14/2017; EFFECTIVE: 11/14/2017

CB-60-2017 (DR-2) - AN ORDINANCE CONCERNING BUILD-**INGS AND STRUCTURES - REGULATIONS - BUILDING PER-**MITS - EXEMPTIONS for the purpose of providing a limited exemption from the requirements of the Zoning Ordinance and certain other requirements of the County Code for expansions or improvements pursuant to State law for food or beverage store uses, under certain circumstances. ENACTED: 11/14/2017; EFFECTIVE: 11/14/2017

CB-63-2017 - AN ACT CONCERNING NUISANCE ABATEMENT BOARD for the purpose of amending the powers and duties of the Nuisance Abatement Board by authorizing the Board to enforce civil violations, and preside over administrative hearings pursuant to Subtitle 13, Division 12 of the County Code. ENACTED: 11/7/2017; SIGNED: 11/28/2017; EFFECTIVE: 1/16/2018

CB-64-2017 (DR-3) - AN ACT CONCERNING ADMINISTRATIVE **HEARINGS** for the purpose of establishing the provisions for administrative hearings. **ENACTED:** 11/7/2017; SIGNED: 11/28/2017; EF-FECTIVE: 4/2/2018

CB-74-2017 (DR-3) - (SUBDIVISION BILL) - AN ACT CONCERN-**ING SUBDIVISION REGULATIONS -- EXEMPTIONS** for the purpose of providing an exception to the requirements of the County Subdivision Regulations to allow certain structural repairs, under specified circumstances, to aged residential structures, in furtherance of safeguarding the public safety, health, and welfare of the citizens and residents of Prince George's County. ENACTED: 11/7/2017; SIGNED: 11/28/2017; EFFECTIVE: 11/28/2017

CB-82-2017 (DR-2) - AN ORDINANCE CONCERNING M-I-O, I-1, AND I-2 ZONES for the purpose of permitting gas station and food or beverage store uses within the M-I-O (Military Installation Overlay), I-1 (Light Industrial), and I-2 (Heavy Industrial) Zones, under certain circumstances. ENACTED: 11/14/2017; EFFECTIVE: 1/2/2018

CB-84-2017 (DR-2) - AN ORDINANCE CONCERNING ISSUANCE OF GRADING, BUILDING, AND USE AND OCCUPANCY PER-MITS for the purpose of clarifying the authority of the Director of the Department of Permitting, Inspections, and Enforcement to issue grad-ing, building, and use and occupancy permits. ENACTED: 11/14/2017; EFFECTIVE: 11/14/2017

CB-92-2017 (DR-2) - AN ORDINANCE CONCERNING M-U-TC **ZONE** for the purpose of amending the permissible requirements for approval of a M-U-TC (Mixed-Use Town Center) Zone, Mixed Use Town Center Development Plans, primary amendments to M-U-TC Zones, and secondary amendments to M-U-TC Development Plans in Prince George's County, Maryland. ENACTED: 11/14/2017; EFFECTIVE: 1/2/2018

CB-93-2017 (DR-2) - AN ORDINANCE CONCERNING R-R (RURAL RESIDENTIAL) ZONE for the purpose of permitting townhouses in the R-R Zone, under certain circumstances. ENACTED: 11/14/2017; EFFECTIVE: 1/2/2018

CB-94-2017 (DR-2) - AN ORDINANCE CONCERNING ZONING PROCEDURES--NOTIFICATION REQUIREMENTS -- ADMINIS-TRATIVE REVIEW OF APPLICATIONS for the purpose of imposing a new electronic notice requirement for certain applications authorized in the Zoning Ordinance for administrative review and disposition by the Planning Board, Planning Director, or respective authorized repre-sentative. ENACTED: 11/14/2017; EFFECTIVE: 1/2/2018

CB-95-2017 (DR-2) - AN ORDINANCE CONCERNING M-X-T ZONE for the purpose of permitting vehicle or camping trailer rental uses in the M-X-T (Mixed Use - Transportation Oriented) Zone, under certain circumstances. ENACTED: 11/14/2017; EFFECTIVE: 1/2/2018

CB-96-2017 (DR-2) - AN ORDINANCE CONCERNING I-1 ZONE for the purpose of permitting certain residential development in the I-1 (Light Industrial) Zone, under certain specified circumstances. EN-ACTED: 11/14/2017; EFFECTIVE: 1/2/2018

CB-99-2017 (DR-2) - AN ORDINANCE CONCERNING RURAL-**<u>RESIDENTIAL (R-R) ZONE</u>** for the purpose of allowing single-family detached dwellings in the R-R Zone to be developed pursuant to the R-55 Zone (One-Family Detached Residential) regulations under certain circumstances. ENACTED: 11/14/2017; EFFECTIVE: 11/14/2017

#### ORDER OF PUBLICATION ORDER OF PUBLICATION

THORNTON MELLON LLC

v.

V.

THEODORE & GLADYS NEWKIRK, JR., et. al.

Defendants. IN THE CIRCUIT COURT FOR

#### PRINCE GEORGES COUNTY Case No.: CAE 17-36046

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0625939 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

2,285.0000 SQ.FT. & IMPS. PENN-DUPONT OFFICE

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 06-0625939 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Tes Sydney J. Harris		ę
128699	(12-7,12-14,12-21)	-

#### ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff, v.

LETICIA A RIVAS, et. al.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36048

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1109735 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

3,731.0000 SQ.FT. & IMPS.

## THORNTON MELLON LLC

Plaintiff,

MONIKA SHARMA, et. al.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36047

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1271907 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 3309-A-2 2,023.0000 SQ.FT. & IMPS. HUNTLEY SQUARE CON

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number <u>12-1271907</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland True Copy-Test:

Sydney J. Har	rison, Clerk
128700	(12-7,12-14,12-21)

ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff.

FELICIA M TAYLOR, et. al.

v.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

Case No.: CAE 17-36049

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1116508 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### **CONDOMINIUM CLUSTER 4** 3,932.0000 SQ.FT. & IMPS. AP-

## NOTICE TO CONTRACTORS

LEGALS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774, for Ager Road Improvements From MD 410 (East West Hwy. To MD 500 (Queens Chapel Rd), Contract Number 886-H (F), will be received until January 26, 2018, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of One hundred seventy five Dollars (\$175.00) will be charged for the purchase of the contract documents, which are available for review on December 11, 2017, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.

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

<u>QUANTITY</u>	<u>UNIT</u>	DESCRIPTION
1	LS	Maintenance of Traffic
2,650	EA	Drums for Maintenance of Traffic
600	UD	Protection Vehicle
1	LS	Construction Stakeout
1	LS	Mobilization
21,500	CY	Class 1 Excavation
1,700	LF	12 Inch HDPE Corrugated Smooth Lined Thermoplastic Pipe
1	LS	Stormwater Management Facility – BMP No. 14
95	CY	Superstructure Concrete for Bridge
1	LS	HPLC Overlay
16,000	SY	Paving Grid – FGC 100
1,000	SY	10 Inch Portland Cement Concrete
		Pavement For Bus Stop Pad, Mix No. 6
7,000	TON	HMA SUPERPAVE 9.5mm FOR SURFACE, PG 64S-22, LEVEL-4
56,000	SY	Milling Hot Mix Asphalt Pavement 0 Inch To 2 Inch
1,400	SY	6 Inch Portland Cement Concrete Pavement For Residential Driveways, Mix No. 6
48,000	SY	Pavement Reinforcement Fabric
34,000	LF	5 Inch White Lead Free Reflective Thermoplastic Pavement Markings
37,000	SF	Green Epoxy Paint
1,800	SY	8 Inch Portland Cement Concrete
,		Pavement For Commercial Driveways, Mix No. 6
29,000	LF	Combination Concrete Curb & Gutter
80,000	SF	Concrete Sidewalk
2,210	SF	Concrete Paver Crosswalk
6	EA	Aldis Gridsmart Video Detection System W/ Ped Module (J.O. Herbert Inc., Part # Pgc-Gs2ccp)

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked Ager Road Improvements From MD 410 (East West Hwy.) To MD 500 (Queens Chapel Rd.), Contract No. 886-H (F)."

4. A Pre-Bid Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details on January 10, 2018, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

5. This project requires 20% MBE subcontracting and 40% of County Based Small Business participation goal.

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

Plaintiff,

CB-101-2017 (DR-2) - AN ORDINANCE CONCERNING RESIDEN-TIAL-AGRICULTURAL (R-A) ZONE for the purpose of permitting the recycling plant use in the Residential-Agricultural (R-A) Zone under certain circumstances. ENACTED: 11/14/2017; EFFECTIVE: 11/14/2017

CB-102-2017 (DR-3) - AN ORDINANCE CONCERNING COM-MERCIAL-MISCELLANEOUS (C-M) ZONE for the purpose of per-mitting townhouses and two-family attached dwellings in the C-M Zone under certain circumstances. ENACTED: 11/14/2017; EFFECTIVE: 1/2/2018

CB-103-2017 (DR-4) - AN ORDINANCE CONCERNING MEDICAL CANNABIS USES-DISPENSARY for the purpose of amending the minimum distance from certain areas which the boundary of property used as a medical cannabis dispensary shall be located, and adding a minimum distance requirement for Day Care for Children and Recreational Program, Before- and After- School uses in the C-O and C-S-C Zones. ENACTED: 11/14/2017; EFFECTIVE: 11/14/2017

CB-118-2017 - AN ORDINANCE CONCERNING R-55, R-T AND I-<u>3 ZONES</u> for the purpose of permitting, under specified circumstances, certain residential development in the R-55, R-T and I-3 Zones of Prince George's County. ENACTED: 11/14/2017; EFFECTIVE: 1/2/2018

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Dannielle M. Glaros, Chair

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

128825

## Serving **Prince George's County** *Since* 1932

#### LEGALS

#### PUBLIC HEARING NOTICE

The Department of Public Works and Transportation of Prince George's County has received a request to permanently close Perrie Lane from just north of its intersection with Allentown Road northward to the "T" intersection of Perrie Lane

A public hearing has been scheduled for 7:00 p.m., Wednesday, January 3, 2018 to be held at Camp Springs Senior Activity Center at 6420 Allentown Road, Temple Hills, Maryland. Comments may be presented at the public hearing or may be submitted in writing to Ms. Elizabeth Miller, Chief, Engineering Services Division, Office of Engineering and Project Management, Department of Public Works and Transportation, Prince George's County, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. Written comments may be submitted as of the date of this advertisement until January 18, 2018.

Information on this proceeding may be obtained from the Office of Engineering and Project Management at the above address or by calling 301-883-5642

128704

LAURELTON LOT 11 BLK B

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 10-1109735 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

128701 (12-7,12-14,12-21)

#### PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

#### **OFFICIAL NOTICE**

(12-14)

Pursuant to Sections 26-1802 and 26-1803 of the Alcoholic Beverage Article of the Annotated Code of Maryland, Notice is hereby given that all alcoholic beverage licenses in Prince George's County will expire as follows

Class A, Licenses expire on April 30th Class B, Licenses expire on May 31st Class C, Licenses expire on June 30th Class D, Licenses expire on June 30th

In order to process a protest against the granting of the 2018 - 2019 License Renewal, a protest notice must be submitted to the Board of License Commissioners no later than March 1, 2018.

Protest of a renewal shall be filed on or before March 1, 2018 at the Board of License Commissioners, 9200 Basil Court, Suite 420, Largo, Maryland 20774.

Should you have any questions, please contact the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS (Liquor Control Board)

THOMAS GRAHAM, Chairman ARMANDO CAMACHO, Vice Chairman ERIC BOWMAN, Commissioner

SHARON KELSEY, Commissioner KENNETH J. MILES, Commissioner

Attest:

(12-7,12-14)

Kelly E. Markomanolakis Administrative Assistant October 13, 2017

**PLEWALK CONDO** 

The complaint states, among other things, that the amounts necessary for redemption have not been paid. 128709

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number <u>10-1116508</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128702 (12-7,12-14,12-21)

LEGAL NOTICE CITY OF BOWIE, MD PUBLIC HEARING

Resolution R-62-17 – Enlarging the Corporate Boundaries of the City of Bowie, by Annexing Into the City Lands Contiguous and Adjoining to the City's Existing Corporate Boundaries, Property Known as Par-cel 78, Also Known as the Bowie Ice Arena Site Owned by the City of Arena Site, Owned by the City of Bowie, and a Portion of Parcel 22, Both Shown on Prince George's County Tax Map 54, and a Portion of the U.S. Route 50 Right-of-Way, Between the Existing Corporate Limits and Church Road, Consisting of Ap-proximately 73.3029 ± Acres of Land in Total Located Generally Between the US Route 50/MD Route 197 In-terchange and Church Road.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on November 6,

A Public Hearing is scheduled to be held at 8:00 p.m., Tuesday, Janu-ary 2, 2018 in the Council Chambers at Bowie City Hall, 15901 Excalibur Road, Bowie, MD 20716. All interested residents are encouraged to attend.

Sign language interpreters and / or other accommodations for individuals with disabilities will be pro-vided upon request to the City Clerk.

> ALFRED D. LOTT City Manager

> > (11-16,11-30,12-7,12-14)

128562

128804

generally include communities along Riverdale Road between Auburn Av-enue and the Northeast Branch of the Anacostia River, and along MD 201 (Kenilworth Avenue) between Good Luck Road and Campus Drive to the north and Fletcher's Field Park to the south. A portion of the sector plan is

This new Sector Plan defines land use recommendations and serves as the primary guide for the future development of communities surrounding the Beacon Heights-East Pines and Riverdale Park Purple Line Stations. The approved Sector Plan replaces the 1994 Master Plan for Planning Area 68 and the 1994 Master Plan for Bladensburg-New Carrollton and Vicinity (Planning Area 69), and amends the 2014 Plan Prince George's 2035 General Plan, the 2001 Anacostia Trails Heritage Area Management Plan: A Functional Master Plan for Heritage Tourism, the 2008 Public Safety Facilities Master Plan, the 2009 Countywide Master Plan of Transportation, the 2014 Formula 2040: Functional Master Plan for Parks, Recreation and Open Space, and the 2017 Resource Conservation Plan for the portions of Planning Areas 68 and 69 within the Sector Plan boundaries

Copies of the 2017 *East Riverdale-Beacon Heights Sector Plan,* consisting of the adopted plan and the District Council Resolution of Approval CR-95-2017, are available at The Maryland-National Capital Park and Planning Commission Planning Information Office, which is located on the Lower Level of the County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772. Additional information is available on the project web site: www.pgplanning.org/ERBH.htm. Questions may also be directed to the project leader, Daniel Sams, at 301-952-3972, or via email at Daniel.Sams@ppd.mncppc.org.

> BY ORDER OF THE COUNTY COUNCIL SITTING AS THE DISTRICT COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Dannielle M. Glaros, Chair

Redis C. Floyd Clerk of the Council

within the Town of Riverdale Park.



COUNTY COUNCIL OF

PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

**PUBLIC NOTICE** 

APPROVAL OF THE EAST RIVERDALE-BEACON HEIGHTS SEC-

TOR PLAN WITHIN A PORTION OF

PLANNING AREAS 68 AND 69

IN PRINCE GEORGE'S COUNTY

(CR-95-2017)

Pursuant to the provisions of the Land Use Article of the Annotated Code

of Maryland, as well as the Zoning Ordinance of Prince George's County, being also Subtitle 27 of the Prince George's County Code, notice is hereby

given that on Tuesday, November 14, 2017, the County Council of Prince

George's County, sitting as the District Council, adopted CR-95-2017, a Res-

olution to approve, as an Act of the County Council of Prince George's

County, Maryland, sitting as the District Council for that part of the Mary-land-Washington Regional District in Prince George's County, the 2017 East

Riverdale-Beacon Heights Sector Plan. The boundaries of the Sector Plan area

(12-14)

## ATTEST:

128683 (12-7,12-14)

LEGALS

The

Prince

George's Post

Newspaper

Call

301-627-0900

**01** 

Fax

301-627-6260

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13901 BELLE CHASSE BOULEVARD, #216 & GARAGE UNIT G123 LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Elaine L. Heath, dated January 19, 2007 and recorded in Liber 27267, Folio 139 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$151,250.00, and an original interest an original principal balance of \$131,250.00, and an original interest rate of 6.375%, 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 court-house 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 **DECEMBER 19, 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 being sold is a con-dominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$14,600.00 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 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 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 bimeoff and (or any principal or comports decigned and as waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the 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.

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

(11-30,12-7,12-14)

LEGALS

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

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 8495 GREENBELT ROAD, UNIT 102

GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Shirley A. Ripley, dated July 29, 2003 and recorded in Liber 17917, Folio 716 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$92,850.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of court-house complex--If courthouse is closed due to inclement weather or house 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 JANUARY 2, 2018 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 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 \$8,000.00 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 money at the note rate from the date of foreclosure auction to the date fire day are received in the office of the Substitute Trustees. 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 ISOF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit 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 determinathe 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.

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

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

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

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

128781

(12-14,12-21,12-28)

#### LEGALS

#### LEGALS

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

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

## 6702 CALMOS STREET CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Evelyn Parker, dated November 19, 2014, and recorded in Liber 36537 at folio 190 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

#### **DECEMBER 26, 2017**

AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, 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 \$24,000.00 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 abstract of interact due form the purchaser in the work of the 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 cottlomort charges chall be been by the purchaser f the Substitute Trustop 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>16-605573</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

128680

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

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

## 11511 TRILLUM STREET BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Akin Kujore and Isaac Akintola, dated April 23, 2010, and recorded in Liber 31638 at folio 027 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

#### **DECEMBER 19, 2017**

#### AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, 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 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 duration in the output of the substitute. 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>2011-18885</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

128682 (11-30, 12-7, 12-14)

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

LEGALS

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

#### 12102 CRESTWOOD AVENUE SOUTH **BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from Clifford Williams Sr. and Antonia M Williams, dated August 30, 2004, and recorded in Liber 20468 at folio 619 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the 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

#### **DECEMBER 26, 2017**

#### AT 9:32 AM

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

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

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

(12-7, 12-14, 12-21)

(12-7,12-14,12-21)

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

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

#### 8546 PARAGON COURT UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Bryan L. Bucklin, Jr. and Christina A. Bucklin, dated February 26, 2013 and recorded in Liber 35174, Folio 386 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$299,113.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANU-ARY 2, 2018 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and 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 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

128789

(410) 825-2900 www.mid-atlanticauctioneers.com (12-14 12-21 12-28) LEGALS

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

#### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 6200 RUNNYMEADE AVENUE

CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Adolfo Recinos and Gloria Elida Recinos, dated October 17, 2003 and recorded in Liber 20648, Folio 30 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$131,000.00, and an original interest rate of 6.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANU-ARY 2, 2018 AT 11:00 AM.

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

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

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and 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 resule 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

> > (12-14 12-21 12-28)

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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

#### 4026 LYONS STREET TEMPLE HILLS, MD 20019

Under a power of sale contained in a certain Deed of Trust from Ernestine J. Ford, dated September 26, 2008 and recorded in Liber 30122, Folio 99 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$133,091.14, and an original interest rate of 3.190%, 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 JANUARY 2, 2018 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus 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 (12-14,12-21,12-28)

LEGALS

#### LEGALS

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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

#### 2199 MATTHEW HENSON AVENUE HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from William J. Miller, dated February 15, 2001, and recorded in Liber 14478 at folio 359 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

#### **JANUARY 2, 2018**

#### AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and on on effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no forther claim against the Substitute Trustee

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

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

#### 4019 BRIDLE RIDGE ROAD UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Idowu E. Omotosho and Ibilola M. Omotosho, dated January 30, 2014, and recorded in Liber 35680 at folio 324 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

#### **JANUARY 2, 2018**

#### AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees. 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 have no further claim against the Substitute Trustees. Purchaser shall be responsible for otbaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for t

#### 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

(12-14,12-21,12-28) 128779

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

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

#### 2513 MILLVALE AVENUE FORESTVILLE, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Ronnell J. Thomas and Estate of Deloris A. Thomas, dated December 12, 2005, and recorded in Liber 25803 at folio 271 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

#### **JANUARY 2, 2018**

#### AT 9:33 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, 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 fitteen (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 assessment 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. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have n

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

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(12-14,12-21,12-28)

#### 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

7710 HANOVER PKWY., UNIT #204 **GREENBELT, MD 20770** 

Under a power of sale contained in a certain Deed of Trust dated February 22, 2008 and recorded in Liber 29520, Folio 502 among the Land Records of Prince George's County, MD, with an original principal balance of \$318,000.00 and a current interest rate of 2.47%, 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

#### DECEMBER 19, 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 numbered 85, in a horizontal property regime known as "Greenbriar Condominium-Phase I" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or the date of sale to the date funds are received by the Sub. Trustees, payable between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments 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 remsale is denied by the Circuit Court for any reason, the Purchaser's sole rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 317577-3)

## 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

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

#### 13218 WINDING TRAIL RD. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated October 16, 2006 and recorded in Liber 26522, Folio 445 among the Land Records of Prince George's County, MD, with an original principal balance of \$351,920.00 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

#### DECEMBER 19, 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 affect-ing 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 purhaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 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 insole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 318500-1) No. 318500-1)

## 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

> (11-30,12-7,12-14) 128618

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

LEGALS

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

## 2308 KENT VILLAGE DR. LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated December 15, 2015 and recorded in Liber 37723, Folio 534 among the Land Records of Prince George's County, MD, with an original principal balance of \$157,000.00 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

#### DECEMBER 19, 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 \$16,000 in the form of certified check, cashier's 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. 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 purstort another subject to be be added by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 including, but not limited to, 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 315455-2) No. 315455-2)

## 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

(11-30, 12-7, 12-14)

(11-30,12-7,12-14)

<u>128614</u>

**BWW LAW GROUP, LLC** 6003 Executive Boulevard

128613

6003 Executive Boulevar Rockville, MD 20852 (301) 961-6555

BWW LAW GROUP, LLC

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

## 911 IRVINGTON ST. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated October 20, 2004 and recorded in Liber 20979, Folio 180 among the Land Records of Prince George's County, MD, with an original principal balance of \$186,400.00 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

#### DECEMBER 19, 2017 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-tray, cost during construction of public water or wastewater facilities fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketble title or if ratification of the 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 311713-1)

Rockville, MD 20852 (301) 961-6555

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

#### 17113 LONGLEAF DR. **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated February 23, 2005 and recorded in Liber 21589, Folio 375 among the Land Records of Prince George's County, MD, with an original principal balance of \$503,000.00 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

#### DECEMBER 19, 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 \$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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 of the loan prior to the sale. In any 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the 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. 316969-1)

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

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

(11-30,12-7,12-14) 128617 600 13 Executive Boulevar Rockville, MD 20852 (301) 961-6555

**BWW LAW GROUP, LLC** 

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

#### 10712 MARIETTA ST. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated August 27, 2015 and recorded in Liber 37474, Folio 434 among the Land Records of Frince George's County, MD, with an original principal balance of \$331,877.00 and a current interest rate of 3.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### DECEMBER 19, 2017 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments 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. 319387-1)

> 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

(11-30,12-7,12-14)

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(11-30, 12-7, 12-14)128616

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 15405 NORWALK COURT BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Myra June Manary, dated July 17, 2012 and recorded in Liber 33834, Folio 467 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$166,407.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 2, 2018 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 certified funds only (no cash will be accepted) is required at the time of 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 money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees 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 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 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.

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 8611 RHODE ISLAND AVENUE COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Gretchen Trexler, dated May 27, 2015 and recorded in Liber 37081, Folio 470 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$304,000.00, and an original interest rate of 3.990%, 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 JANUARY 2, 2018 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 \$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 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 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.

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 7831 WOODYARD ROAD

CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Wel-ton P. Holland and Malissia A. Holland, dated November 8, 2013 and recorded in Liber 37805, Folio 98 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$233,000.00, and an original interest rate of 4.750%, default having oc-curred 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 JANU-ARY 2, 2018 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 \$22,000.00 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 waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and 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, 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-atlanticau neers.com (12-14,12-21,12-28)

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#### **LEGALS**

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

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

#### 9619 SMALL DRIVE CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Lowell Philson, dated September 22, 2015, and recorded in Liber 37519 at folio 052 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

#### **DECEMBER 19, 2017**

#### AT 9:31 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. 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. Tayse ground rent water rent and all other 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 association dues, if any, stall 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 be up no further diate again against 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 # 17-601311)

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

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

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

#### **16907 ASPEN LEAF COURT BOWIE, MARYLAND 20716**

By virtue of the power and authority contained in a Deed of Trust from Annie M. Wallace and John C. Wallace, dated October 27, 2006, and recorded in Liber 27349 at folio 586 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

#### **DECEMBER 19, 2017**

#### AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$59,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the curve the circuit curve have the same price at the sale by the circuit curve the sale by the circuit curve the sale by the cu the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-14823)

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

128681

LEGALS

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

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

## 10406 OURSLER PARK DRIVE CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Chantell E. Penny Mack and Omar A. Mack, dated in Vovember 3, 2005, and recorded in Liber 23854 at folio 315 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

#### **DECEMBER 26, 2017**

#### AT 9:31 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, 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.

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$514.50 in each and every year.

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 \$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 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 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 # <u>17-601338</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

2910 WHITE OAK LA. LANHAM A/R/T/A GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust dated August 14, 2008 and recorded in Liber 30020, Folio 127 among the Land Records of Prince George's County, MD, with an original principal balance of \$123,068.00 and a current interest rate of 4.5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### DECEMBER 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and orde owner of this promety, and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 308892-1) No. 308892-1)

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

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

128679

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

#### 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

#### JANUARY 3, 2018 AT 11:05 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit No. 207 in Building Number 2, together with the Common Elements appurtenant thereto, as shown on a plat of condominium subdivision 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 affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. 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 pur-chaser, 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned 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 rem-edy, at law or equity, is the return 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

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#### **BWW LAW GROUP, LLC** 6003 Executive Boulevard, Suite 101

#### 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

#### 727 NOVA AVE. I/R/T/A 729 NOVA AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated November 3, 2006 and recorded in Liber 26719, Folio 289 among the Land Records of Prince George's County, MD, with an original principal balance of \$330,000.00 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

#### JANUARY 3, 2018 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 \$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 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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned 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 improve-ments 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 204483-1)

#### 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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(12-14,12-21,12-28)

(12-14,12-21,12-28)

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

003 Executive Boulevard, Suite 10 Rockville, MD 20852 (301) 961-6555

**BWW LAW GROUP, LLC** 

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

#### 4309 SWINDON TERR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated August 25, 2003 and recorded in Liber 18885, Folio 24 among the Land Records of Prince George's County, MD, with an original principal balance of \$146,000.00 and a current interest rate of 5.625%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### DECEMBER 27, 2017 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$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 purchaser and the public and the public several prior to be and the sale to be paid by the purchaser and the public several prior to be an even of the sale to be paid by the purchaser and the public several prior to be paid by the purchaser and the public several prior to be paid by the purchaser and the public several prior to be paid by the purchaser and the public several prior to be paid by the purchaser and the public several prior to be paid by the purchaser and the public several prior to be paid by the purchaser and the public several prior to be paid by the purchaser and the public several prior to be paid by the purchaser and the public several prior to prior to paid the purchaser and the public several prior to prior to prior to paid the public several prior to prior to paid to paid the purchaser and the paid to be paid by the purchaser and the prior to paid to paid the purchaser and the prior to paid to paid the purchaser and the paid to paid to paid to paid the purchaser and the paid to paid chaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. 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. Pur-chaser 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title or if ratification of the 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. 312353-1)

#### Rockville, MD 20852 (301) 961-6555

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

#### 6711 SAND CHERRY WAY CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated August 12, 2010 and recorded in Liber 31964, Folio 619 among the Land Records of Prince George's County, MD, with an original principal balance of \$360,194.00 and a current interest rate of 2.125%, 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

#### DECEMBER 27, 2017 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and sume sriks of loss or damage to the property from the date of sale. The sale is subject to post-sale andit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale is convery or defraseres responsible for obtaining physical pos

#### 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

(12-7,12-14,12-21)

128671

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

#### 3806 DEVILTREE CT., UNIT #15E A/R/T/A 3806 DEVIL TREE CT., UNIT #15E HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated March 19, 2004 and recorded in Liber 21495, Folio 398 among the Land Records of Prince George's County, MD, with an original principal balance of \$144,400.00 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

#### DECEMBER 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 described as Unit numbered E in Building numbered Fifteen (15) in the Condominium known as "Phase 15, The Oaks at Sixty-Fifth Condominium II" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned 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 improve-ments 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 317491-1)

> 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

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

(12-7,12-14,12-21) 128672

(12-7,12-14,12-21)

(

LEGALS

Plaintiff,

#### LEGALS

V.

#### ORDER OF PUBLICATION

v.

CON

THORNTON MELLON LLC

HAROLD T JONES, et. al.

IN THE CIRCUIT COURT FOR

PRINCE GEORGES COUNTY

Case No.: CAE 17-36928

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following property Parcel Identification Number

12-1272624 in the County of Prince

Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 3329-A-2 2,023.0000 SQ.FT.

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That no-

tice be given by the insertion of a

copy of this order in some newspa-

per having a general circulation in

Prince Georges County once a week

for 3 successive weeks, warning all

persons interested in the property to appear in this Court by the 6th day

of February 2018, and redeem the

property with Parcel Identification

Number <u>12-1272624</u> and answer the

complaint or thereafter a final judgment will be entered foreclosing all

rights of redemption in the property,

and vesting in the plaintiff a title,

free and clear of all encumbrances.

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Maryland

True Copy—Test:

128735

Sydney J. Harrison, Clerk

& IMPS. HUNTLEY SQUARE

THORNTON MELLON LLC Plaintiff,

V.

BENJAMIN & BESSIE FLOYD, JR., et. al.

#### Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36926

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1422674 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 4795.0000 SQ.FT. & IMPS. PALMER PARK LOT 3 BLK E

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>13-1422674</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128733 (12-14,12-21,12-28)

#### ORDER OF PUBLICATION ORDER OF PUBLICATION

v.

Plaintiff,

Defendants.

THORNTON MELLON LLC

MARCO QUEZADA, et. al.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36929

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1306935 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 1,502.0000 SQ.FT. & IMPS. GLASSMANOR LOT 26 BLK 1

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>12-1306935</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128736 (12-14,12-21,12-28) THORNTON MELLON LLC Plaintiff, v.

**ORDER OF PUBLICATION** 

THEODORE BOOTHE, et. al. Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36930

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1272806 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 3337-T-2 2,023.0000 SQ.FT. & IMPS. HUNTLEY SQUARE CON

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>12-1272806</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk <u>128737 (12-14,12-21,12-28)</u> ORDER OF PUBLICATION THORNTON MELLON LLC Plaintiff,

v. Elaine & Paul Anderson,

et. al. Defendants

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36931

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1273424 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

UNIT 3316-B-2 2,023.0000 SQ.FT. & IMPS. HUNTLEY SQUARE CON

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>12-1273424</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk

128738 (12-14,12-21,12-28)

ORDER OF PUBLICATION

#### THORNTON MELLON LLC

Plaintiff,

JOSEPH SWANN SR, et. al.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36932

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1317007 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

BLDG 10 UNIT 6705 C-1 2,001.0000 SQ.FT. & IMPS. WILSON BRIDGE

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>12-1317007</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128739 (12-14,12-21,12-28)

## The Prince George's Post

(12-14,12-21,12-28)

*Your Newspaper of Legal Record* Call (301) 627-0900 | Fax (301) 627-6260

#### LEGALS

#### LEGALS

#### LEGALS

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 10 Rockville, MD 20852 (301) 961-6555 BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555 **BWW LAW GROUP, LLC** 6003 Executive Boulevard, Suite 10

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

#### 12733 WEDGEDALE CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated April 8, 2004 and recorded in Liber 19517, Folio 68 among the Land Records of Prince George's County, MD, with an original principal balance of \$133,350.00 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

#### DECEMBER 19, 2017 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title or if ratification of the 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. 174298-1)

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

#### 722 MENTOR AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated June 11, 2007 and recorded in Liber 28185, Folio 145 among the Land Records of Prince George's County, MD, with an original principal balance of \$203,000.00 and a current interest rate of 4.1%, 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

#### DECEMBER 19, 2017 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds 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. 72471-1)

Rockville, MD 20852 (301) 961-6555

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

#### 11606 AMERICAN SWING PL. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated July 9, 2008 and recorded in Liber 29875, Folio 90 among the Land Records of Prince George's County, MD, with an original principal balance of \$614,900.00 and a current interest rate of 3.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### DECEMBER 19, 2017 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$55,000 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments 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. 315880-1)

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

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

Substitute Trustees

ALEX COOPER AUCTS., INC.

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

(11-30,12-7,12-14)

128624

410-828-4838

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

(11-30,12-7,12-14) 128625

908 YORK RD., TOWSON, MD 21204 410-828-4838

v.

#### NOTICE

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

> Substitute Trustees, Plaintiffs

VS. JERMAINE MCFADDEN VERTA PARKER 1828 Metzerott Road Unit 502

Hyattsville, MD 20783 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-05315

Notice is hereby given this 20th day of November, 2017, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1828 Metzerott Road, Unit 502, Hy-attsville, 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 20th day of December, 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 20th day of December, 2017.

The report states the purchase price at the Foreclosure sale to be \$52,500.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 128644 (11-30,12-7,12-14)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF EDWARD BATES SR

Notice is given that Cassandra Bates, whose address is 2505 Shadyside Avenue, Suitland, MD 20746, was on December 8, 2017 appointed Personal Representative of the estate of Edward Bates Sr, who died on November 25, 2017 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of June, 2018.

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

## 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

Demonte Harris 12620 Pavillion Court Upper Marlboro, MD 20772 Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-09964

Notice is hereby given this 20th day of November, 2017, by the Cir-cuit 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 20th day of December, 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 20th day of December, 2017.

The Report of Sale states the amount of the foreclosure sale price to be \$193,315.00. The property sold herein is known as 12620 Pavillion Court, Upper Marlboro, MD 20772.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 128645 (11-30,12-7,12-14)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF LARRY DALE FOSTER

Notice is given that Keith Foster, whose address is 8501 Oak Drive, Brandywine, MD 20613, was on December 8, 2017 appointed Personal Representative of the estate of Larry Dale Foster, who died on November 27, 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 representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 8th day of June,

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

other delivery of the notice.

KEITH FOSTER

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

128852

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.

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 108579

(12-14,12-21,12-28)

## LEGALS

VS.

#### NOTICE

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

Josette D. Blocker and Ronald O. Falwell Jr. Defendants

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

#### CIVIL NO. CAEF 17-14779

ORDERED, this 27th day of No-vember, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4705 Cimmaron Greenfields Drive, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of December, 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 27th day of December, 2017. next.

The report states the amount of sale to be \$310,000.00.

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

128660 (11-30,12-7,12-14)

#### **ORDER OF PUBLICATION**

THORNTON MELLON LLC

#### v. FLORENCIA G K KEBE, et. al.

Defendants.

Plaintiff,

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36626

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1942390 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 1,760.0000 SQ.FT. & IMPS PRESIDENTIAL TOWER BLDG 16 UNIT 402

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the

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

NOTICE

Substitute Trustees Plaintiffs

#### BENNIE F. ADAMS, JR. BENNIE F. ADAMS, III 6509 Hillwood Drive Riverdale, MD 20737

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-14069

Notice is hereby given this 20th day of November, 2017, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6509 Hillwood Drive, Riverdale, MD 20737, 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 20th day of December, 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 20th day of December, 2017.

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

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk <u>1286</u>42 (11-30,12-7,12-14)

#### NOTICE

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

Substitute Trustees, Plaintiffs

#### VS. MARIA G. PENA DE VELASQUEZ ANTONIO J. VELASQUEZ

7615 Cypress Street Laurel, MD 20707 Defendant(s)

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

Case No. CAEF 15-04511 Notice is hereby given this 20th day of November, 2017, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7615 Cypress Street, Laurel, MD 20707, 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 20th day of December, 2017, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 20th day of December, 2017.

The report states the purchase price at the Foreclosure sale to be \$458,100.00.

#### SYDNEY J. HARRISON

#### NOTICE

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

Kevin Stringfellow

## Defendant

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

CIVIL NO. CAEF 17-18708

ORDERED, this 27th day of November, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5503 Gunston Lane, Suitland, Maryland 20746-0000 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 27th day of December, 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 27th day of December, 2017, next. The report states the amount of sale to be \$214,000.00.

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

True Copy—Test: Sydney J. Harrison, Clerk

128661 (11-30,12-7,12-14)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

## TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROBERT WILLINGHAM** YANCEY JR

Notice is given that Angela Yancey, whose address is 4405 Graz-ing Way, Upper Marlboro, MD 20772, was on December 5, 2017 appointed Personal Representative of the estate of Robert Willingham Yancey Jr, who died on November 18, 2017 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of June, 2018.

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 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

#### NOTICE

LEGALS

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

Spirit Living Trust and

Sheila Chambers Defendants

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

#### CIVIL NO. CAEF 16-01008

ORDERED, this 27th day of November, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 9816 Hammer Lane, 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 27th day of December, 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 27th day of December, 2017, next.

The report states the amount of sale to be \$379,800.00.

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

THORNTON MELLON LLC

WILMER A DUARTE, et. al.

v.

128662 (11-30,12-7,12-14)

**ORDER OF PUBLICATION** 

IN THE CIRCUIT COURT FOR

PRINCE GEORGES COUNTY

Case No.: CAE 17-36628

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-

erty Parcel Identification Number

17-1885755 in the County of Prince

Georges, sold by the Collector of

Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 4th day of De-

cember 2017, by the Circuit Court

for Prince Georges County, That no-tice be given by the insertion of a

copy of this order in some newspa-

per having a general circulation in

Prince Georges County once a week

for 3 successive weeks, warning all

persons interested in the property to

appear in this Court by the 6th day

of February 2018, and redeem the

3,000.0000 SQ.FT. & IMPS

BLDG 17 UNIT 7981-2

**BEDFORD TOWNE COND** 

Plaintiff,

Defendants.

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.

CASSANDRA BATES Personal Representative

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

Estate No. 108587 128851 (12-14,12-21,12-28)



roperty with Parcel Identification delivers to the creditor a copy of this Number 17-1942390 and answer the published notice or other written complaint or thereafter a final judgnotice, notifying the creditor that the claim will be barred unless the ment will be entered foreclosing all rights of redemption in the property, creditor presents the claims within and vesting in the plaintiff a title, free and clear of all encumbrances. two months from the mailing or

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

True Copy—Test: Sydney J. Harrison, Clerk (12-14,12-21,12-28) 128728

> ERICA T DAVIS 1401 Rockville Pike, Suite 650 Rockville, MD 20852 301-738-7685

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF PAUL TWYMAN

Notice is given that Erica T. Davis, whose address is 1401 Rockville Pike, Suite 650, Rockville, MD 20852, was on November 09, 2017 appointed Personal Representative of the estate of Paul Twyman, who died on April 1, 2016 without a will.

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

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 obtained from the Register of Wills.

#### ERICA T DAVIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 107802 128663 (11-30,12-7,12-14)

Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 128643 (11-30,12-7,12-14)

Chester H. Hobbs IV Bodie, Dolina, Hobbs, Friddell & Grenzer, P.C. 305 Washington Avenue, Suite 300 Towson, MD 21204 410-823-1250

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY S. EDWARDS

Notice is given that Sandra Jost, whose address is 5 Ryegate Way, Lumberton, NJ 08048, was on November 29, 2017 appointed Personal Representative of the estate of Mary Edwards who died on May 27, 2017 with a will.

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

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of May, 2018.

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

representative mails or otherwise delivers to the creditor a copy of this 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.

Personal Representative

RINCE GEORGE'S COUNTY 128708

aim will be arred unles 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.

ANGELA YANCEY Personal Representative

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

> Estate No. 108478 (12-14,12-21,12-28)

## ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff,

Defendants.

#### PRINCE GEORGES COUNTY Case No.: CAE 17-36044

secure the foreclosure of all rights of redemption in the following prop-Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 1,940.0000 SQ.FT. & IMPS. **ASHFORD LOT 104**

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 10-1065176 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test Sydney J. Harris	
128697	(12-7,12-14,12-21)

Parcel Identification Number 17-1885755 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

128731 (12-14,12-21,12-28)

#### **ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff,

TIMOTHY F GEPPERT, et. al.

v.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36045

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0637298 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### LOTS 6.7. 09REMAIL2/24LDA 4,000.0000 SQ.FT. & IMPS. BRADBURY HEIGHTS BLK 20

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 06-0637298 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128698 (12-7,12-14,12-21)

All persons having any objection to the appointment (or to the pro-

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

(2) Two months after the personal published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within

SANDRA JOST

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 107443

(12-7,12-14,12-21)

128793

REGINA OKAFOR, et. al.

IN THE CIRCUIT COURT FOR

The object of this proceeding is to erty Parcel Identification Number 10-1065176 in the County of Prince Georges, sold by the Collector of

LEGALS		LEGALS		LEGALS	
File No. 16-PG-AL-4553	File No. 16-PG-MG-4591	ORDER OF PUBLICATION	File No. 16-PG-AL-4549	NOTICE	NOTICE
ORDER OF PUBLICATION	ORDER OF PUBLICATION	MD TL, LLC, RAI AS CUSTODIAN 35 Fulford Avenue, Suite 203	ORDER OF PUBLICATION	IN THE MATTER OF: Isabella Del Carmen Beza	IN THE MATTER OF: <b>Dy-Asiah Aliya Murdaugh</b>
MTAG as Custodian for ATCF II C/o William M. O'Connell, Esquire Law Office of William M. O'Connell, LLC 124 South Street, Suite 4	MTAG as Custodian for MGD-MD LLC C/o William M. O'Connell, Esquire Law Office of William M. O'Connell, LLC	Bel Air, Maryland 21014 Plaintiff v. GLORIA E STRIGGLES	MTAG as Custodian for ATCF II C/o William M. O'Connell, Esquire Law Office of William M. O'Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401	DeJesus FOR THE CHANGE OF NAME TO: Isabella Adama De Jesus Jalloh In the Circuit Court for	FOR THE CHANGE OF NAME TO: Asiah Aliya Williams In the Circuit Court for Prince George's County, Maryland
Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff	124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800,	and	Tel. (410) 230-1800, Plaintiff	Prince George's County, Maryland Case No. CAE 17-36213	Case No. CAE 17-36688
vs. Tom Chen aka Szu Han Chen, and Sum Yeung, and Prince George's County, Maryland,	Plaintiff vs. Kola A. Sunday, and First Savings Mortgage Corpora- tion, a Virginia Corporation, Lender,	ONEMAIN FINANCIAL SERV- ICES, INC. FKA AMERICAN GEN- ERAL FINANCE, INC. and	vs. Dorothy Peck, and Prince George's County, Maryland, And	A petition has been filed to change the name of (Minor Child(ren)) Is- abella Del Carmen Beza DeJesus to Isabella Adama De Jesus Jalloh. The latest day by which an objec-	A petition has been filed to change the name of Dy-Asiah Aliya Mur- daugh to Asiah Aliya Williams. The latest day by which an objec- tion to the petition may be filed is January 8, 2018.
And All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	and Larry F. Pratt, Trustee, and Deutsche Bank National Trust Com- pany, as Trustee, in trust for the reg- istered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE6,	AND HSBC BANK USA, NA, AS INDEN- TURE TRUSTEE FOR THE REGIS- TERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-2	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	tion to the petition may be filed is January 8, 2018. Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland	Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland <u>128846 (12-14)</u>
Branch Ave	Mortgage, and Mortgage Electronic Registration	and	7704 Hanover Pkwy # 38 Greenbelt, MD 20770	<u>128845 (12-14)</u>	NOTICE
Suitland, MD 20746 Legal Description: 'Being all of Par-	System, Inc. ('MERS'), Nominee Beneficiary, and Mark H. Wittstadt, Substitute	LEE KIRCHNER, TRUSTEE	Legal Description: <b>Unit Numbered</b> <b>38</b> in a Horizontal Property Regime	NOTICE IN THE MATTER OF:	IN THE MATTER OF: Roger Anthony Steele
cel A as shown on Plat of subdivi- sion entitled 'Fleishman's Village'	Trustee, and Gerard Wm. Wittstadt, Jr., Substi- tute Trustee, and	and	known as 'GREENBRIAR CONDO- MINIUM-PHASE I' Account ID: 21-2332393	Nicole Haynes FOR THE CHANGE OF	FOR THE CHANGE OF NAME TO: <b>Roger Anthony Dunning</b>
Account ID: 06-551051 Deed Ref.: 36189/410 Assessed to: Chen, Tom, a/k/a Szu	Prince George's County, Maryland,	JOHN S BURSON, SUB. TRUSTEE	Deed Ref.: 6640/148 Assessed to: Peck, Dorothy	NAME TO: Nicole Ambrose	In the Circuit Court for Prince George's County, Maryland
& Sum Yueng,	And	WILLIAM M SAVAGE, SUB.	Defendants	In the Circuit Court for Prince George's County, Maryland	Case No. CAE 17-37095
Defendants In the Circuit Court for Prince George's County, Maryland	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County and known as:	TRUSTEE and	In the Circuit Court for Prince George's County, Maryland Case Number: CAE 17-36600	<b>Case No. CAE 17-38018</b> A petition has been filed to change the name of Nicole Haynes to Nicole Ambrose.	A petition has been filed to change the name of Roger An- thony Steele to Roger Anthony Dunning.
Case Number: CAE 17-36601 The object of this proceeding is to secure the foreclosure of all rights of	3142 Brinkley Rd Unit 6 302 Temple Hills, MD 20748	GREGORY N BRITTO, SUB. TRUSTEE	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's	The latest day by which an objec- tion to the petition may be filed is January 8, 2018.	The latest day by which an objec- tion to the petition may be filed is January 8, 2018.
redemption in the following prop- erty, situate in Prince George's County and described as:	Legal Description: Unit numbered 302, in Building numbered 6, of a plan condominium entitled 'HUNT- CREST CONDOMINIUM'	and JASON MURPHY, SUB. TRUSTEE	County and described as: 7704 Hanover Pkwy #38, Greenbelt, MD 20770	Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland	Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 128847 (12-14)
Branch Ave, Suitland, MD 20746 Legal Description: 'Being all of Par- cel A as shown on Plat of subdivi- sion entitled 'Fleishman's Village'	Account ID: 12-1333582 Deed Ref.: 2035/680 Assessed to: Sunday Kola O,	and KRISTINE D BROWN, SUB. TRUSTEE	Legal Description: <b>Unit Numbered</b> 38 in a Horizontal Property Regime known as 'GREENBRIAR CONDO-	<u>128848 (12-14)</u>	NOTICE
Account ID: 06-551051 Deed Ref.: 36189/410 Assessed to: Chen, Tom, a/k/a Szu	Defendants	and	MINIUM-PHASE I' Account ID: 21-2332393 Deed Ref.: 6640/148	NOTICE IN THE MATTER OF: Jennifer E Saravia	IN THE MATTER OF: Shawntaye V T Dalton
& Sum Yueng	In the Circuit Court for Prince George's County, Maryland Case Number: CAE 17-36602	ERIK W YODER, SUB. TRUSTEE	Assessed to: Peck, Dorothy	FOR THE CHANGE OF NAME TO:	FOR THE CHANGE OF NAME TO: Shawntaye Vernice Thomas-
The Complaint states, among other things, that the amounts nec- essary for redemption have not been	The object of this proceeding is to	and THE STATE OF MARYLAND	The Complaint states, among other things, that the amounts nec- essary for redemption have not been add a lab auto more than air (c)	Jennifer E Leon-Saravia	Dalton
paid, although more than six (6) months from the date of sale has ex- pired.	secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's	and	paid, although more than six (6) months from the date of sale has ex- pired.	In the Circuit Court for Prince George's County, Maryland Case No. CAE 17-38015	In the Circuit Court for Prince George's County, Maryland Case No. CAE 17-38507
It is thereupon this 4th day of De- cember, 2017, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this	County and described as: <u>3142 Brinkley Rd Unit 6 302,</u> Temple Hills, MD 20748	PRINCE GEORGE'S COUNTY And heirs, devisees, personal repre-	It is thereupon this 4th day of De- cember, 2017, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this	A petition has been filed to change the name of (Minor Child(ren)) Jen- nifer E Saravia to Jennifer E Leon- Saravia.	A petition has been filed to change the name of Shawntaye V T Dalton to Shawntaye Vernice Thomas-Dal- ton.
Order in a newspaper having a gen- eral circulation in Prince George's County once a week for three suc- cessive weeks, before the 29th day	Legal Description: Unit numbered 302, in Building numbered 6, of a plan condominium entitled 'HUNT- CREST CONDOMINIUM'	sentatives, and executors, adminis- trators, grantees, assigns or successors in right, title, interest, un- known owners and any and all per-	Order in a newspaper having a gen- eral circulation in Prince George's County once a week for three suc- cessive weeks, before the 29th day	The latest day by which an objec- tion to the petition may be filed is January 8, 2018.	The latest day by which an objec- tion to the petition may be filed is January 8, 2018.
of December, 2017, warning all per- sons interested in the said proper- ties to be and appear in this Court by the 6th day of February 2018 and	Account ID: 12-1333582 Deed Ref.: 20335/680 Assessed to: Sunday Kola O	sons having or claiming to have any interest in the property and prem- ises situate in the County of Prince	of December, 2017, warning all per- sons interested in the said proper- ties to be and appear in this Court by the 6th day of February, 2018 and	Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland	Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland

#### by the 6th day of February, 2018 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumpired

SYDNEY J. HARRISON Clerk of the Circuit Court for

by the insertion of a copy George's County, Maryland Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 29th day of December, 2017, warning all per-sons interested in the said properties to be and appear in this Court by the 6th day of February, 2018 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances

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

It is thereupon this 4th day of De-cember, 2017, by the Circuit Court for Prince George's County; ORDERED, that notice be given

es situate in the County of Prince George's

Property Address: 6729 Vermont Ct., Landover, MD 20785 Account Number: 13 1569284 Description: 5,458.0000 Sq. Ft. & Imps. Kent Village Lot 18 Blk D Assmt: \$117,500 Liber/Folio: 14485/535 Assessed To: Striggles Gloria E

the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

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

#### Prince George's County, Maryland 128850 (12-14)

Prince George's County, Maryland 128849 (12-14)

Prince

George's

Post

Newspaper

Call

by the 6th day of February, 2018 and redeem the Property, and answer

True Copy—	-Test:
Sydney J. Ha	arrison, Clerk
128725	(12-14,12-21,12-28)

Diane S. Kotkin, Esq. Offit Kurman 50 Carroll Creek Way, Suite 340 Frederick, MD 21701 240-772-5200

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH D. ALCORN

Notice is given that Janet Peake, Notice is given that Janet Peake, whose address is 7301 Bramblebush Terrace, Laurel, MD 20707, was on November 21, 2017 appointed Per-sonal Representative of the estate of Kenneth D. Alcorn who died on Oc-tober 16, 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 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 21st day of May, 2018.

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.

JANET PEAKE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 108430 128707 (12-7,12-14,12-21)

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

True Copy—Test: Sydney J. Harrison, Clerk

128726 (12-14,12-21,12-28)

#### NOTICE

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

James R. Watkins, a/k/a James R. Watkins, Jr.

AND

Gwendolyn E. Watkins

6612 Elkton Terrace Brandywine, MD 20613 Defendants

## In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-17872

Notice is hereby given this 30th day of November, 2017, by the Cir-cuit 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 be-fore the 2nd day of January, 2018, 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 2nd day of January, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$256,880.00. The property sold herein is known as 6612 Elkton Terrace, Brandywine, MD 20613.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 128705 (12-7,12-14,12-21)

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 17-35969

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

Property Address: 6729 Vermont Ct., Landover, MD 20785 Account Number: 13 1569284 Description: 5,458.0000 Sq. Ft. & Imps. Kent Village Lot 18 Blk D Assmt: \$117,500 Liber/Folio: 14485/535 Assessed To: Striggles Gloria E

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 4th day of De-cember, 2017, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

the insertion of a copy of this Order in the Prince George's Post, a news-paper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 20kh day of December or before the 29th day of December, 2017, warning all persons interested in the said properties to be and ap-pear in this Court by the 6th day of February, 2018, and redeem the Property, and answer the Com-Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128723 (12-14,12-21,12-28)

#### **INVITATION TO BID**

Harkins Builders is looking for Local Prince George's Small Business, Minority and Women Owned subcontractors and suppliers are encouraged to participate in bids for Glenarden Phase 1 project located in Glenarden, MD. The project is at the stage of earthwork and construction is scheduled to start in December 2017. The project consists of (68) Multi-Family Apartment Buildings in (7) buildings, (46) Apartments in a 4-story wood framed slab on grade Multi-Family Age Restricted building, and a Community Center, Wage Scale MD, and state requirements. Scopes Includes: Roofing, Storefront, Flooring, Tile Work, Painting, Finish Clean, Wire shelving, Window treatment, and signage Work. COMPLETE BID PACKAGES CAN BE AC-CESSED AT: ftp://files.harkinsbuilders.com Username: GlenardenRDAPub - Password: EcHo159 - MANDATORY PRE-BID MEETING 12/19/17 Time: 3PM Location: 8405 Hamlin Street, Glenarden, MD 20706. Questions please contact Frank Asgari fasgari@harkinsbuilders.com BIDS DUE: EOB 01/02/18

128826

True Copy—Test: Sydney J. Harrison, Clerk 128724 (12-14,12-21,12-28)

#### 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

AND

v.

Andrea M. Kirkland

Charles B. Kirkland

2405 Dorchester Road Upper Marlboro, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-18643

Notice is hereby given this 30th day of November, 2017, by the Cir-cuit 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 be-fore the 2nd day of January, 2018, 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 2nd day of

January, 2018. The Report of Sale states the amount of the foreclosure sale price to be \$230,452.00. The property sold herein is known as 2405 Dorchester Road, Upper Marlboro, MD 20774.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 128706 (12-7, 12-14, 12-21)

(12-14)

Have Very Safe Weekend

Fax 301-627-6260

301-627-0900 **0**ľ

Plaintiff.

Defendants.

LEGALS

Plaintiff,

#### **ORDER OF PUBLICATION**

IN THE CIRCUIT COURT FOR

PRINCE GEORGES COUNTY

Case No.: CAE 17-36026

to the plaintiff in this proceeding:

The complaint states, among other

things, that the amounts necessary for redemption have not been paid.

It is thereupon this 27th day of No-

vember 2017, by the Circuit Court

for Prince Georges County, That no-

tice be given by the insertion of a

copy of this order in some newspa-

per having a general circulation in

Prince Georges County once a week

for 3 successive weeks, warning all

persons interested in the property to

appear in this Court by the 30th day of January 2018, and redeem the

property with Parcel Identification

Number 10-3790730 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,

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Maryland

(12-7,12-14,12-21)

True Copy-Test:

<u>1286</u>85

Sydney J. Harrison, Clerk

free and clear of all encumbrances.

UNIT 213 NON CONF USE

1,021.0000 SQ.FT. & IMPS.

**VICTORIA FALLS 2 C** 

THORNTON MELLON LLC

BEATRICE PAIGE, et. al.

v.

THORNTON MELLON LLC Plaintiff.

ORDER OF PUBLICATION

v. L. FITZHUGH & AMY REESE, et. al.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36027

The object of this proceeding is to secure the foreclosure of all rights of The object of this proceeding is to redemption in the following propsecure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number erty Parcel Identification Number 10-3790730 in the County of Prince Georges, sold by the Collector of 07-0686493 in the County of Prince Taxes for the County of Prince Georges, sold by the Collector of Georges and the State of Maryland Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### UNIT 3018-201 2,639.0000 SO.FT. & IMPS. NORTH PARK OAK PROFESSI

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 07-0686493 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128686 (12-7,12-14,12-21)

#### **ORDER OF PUBLICATION**

THORNTON MELLON LLC

v.

JAMES MCREADY, et. al.

## PRINCE GEORGES COUNTY

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 07-0703280 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland

## & IMPS.

for redemption have not been paid.

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 07-0703280 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 128687 (12-7,12-14,12-21) **ORDER OF PUBLICATION** 

THORNTON MELLON LLC Plaintiff,

v.

Danielle Griffin, et. al.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36033

Defendants

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0654392 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### UNIT 2406 1,914.0000 SQ.FT. & IMPS. IVERSON MEWS CONDO

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number <u>06-0654392</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128688 (12-7,12-14,12-21)

#### **ORDER OF PUBLICATION**

THORNTON MELLON LLC Plaintiff,

V. L. FITZHUGH & AMY REESE, et. al.

#### Defendants. IN THE CIRCUIT COURT FOR

PRINCE GEORGES COUNTY Case No.: CAE 17-36034

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 07-0686485 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### PHASE A UNIT 3016-202 2,639.0000 SQ.FT. & IMPS. NORTH OAK PROFESSI

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 07-0686485 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy-Test: Sydney J. Harrison, Clerk 128689 (12-7,12-14,12-21)

#### **ORDER OF PUBLICATION**

LEGALS

V.

THORNTON MELLON LLC Plaintiff.

DAVID L YOUNGER, et. al.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36035

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0655704 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### UNIT 3811 T 1 1,693.0000 SQ.FT. & IMPS. MARLOW TOWER COND

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 06-0655704 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128690 (12-7,12-14,12-21)

#### **LEGALS**

al.

#### ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff, v.

DORIS M HARDY, et. al. Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

#### ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff. v. LONA R & TALMON C SMITH, et. Defendants

#### ORDER OF PUBLICATION

Plaintiff, Defendants.

ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff, v. MARCOS TAMAYO-OLIVIER & CARLA LUIS, et. al.

Defendants IN THE CIRCUIT COURT FOR

#### ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff,

Wilmington Trust, et. al. Defendants. IN THE CIRCUIT COURT FOR

#### PRINCE GEORGES COUNTY

#### ORDER OF PUBLICATION

LEGALS

THORNTON MELLON LLC Plaintiff, v.

ALICE F WATFORD, et. al. Defendants.

IN THE CIRCUIT COURT FOR

## **LEGALS**

THORNTON MELLON LLC JAMES MCREADY, et. al.

IN THE CIRCUIT COURT FOR

Defendants. IN THE CIRCUIT COURT FOR

## Case No.: CAE 17-36032

#### to the plaintiff in this proceeding: SUBJ TO AGTX 8.8300 ACRES

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

#### Case No.: CAE 17-36036

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1197052 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### UNIT 2303 203-C 3,061.0000 SQ.FT. & IMPS. MARLOW-OLSON CONDO

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 12-1197052 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, C 128691 (12

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36039

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1268846 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 8,382.0000 SQ.FT. & IMPS. KERBY HILL LOT 56 BLK A

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number <u>12-1268846</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

Clerk	True Copy—Tes Sydney J. Harri	
<u> -7,12-14,12-21)</u>	128692	(12-7,12-14,12-21)

PRINCE GEORGES COUNTY Case No.: CAE 17-36040

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 07-3951837 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### ALL PAR 131 SUBJ TO AGTX 7.4800 ACRES & IMPS.

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 07-3951837 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—' Sydney J. Ha	
128693	(12-7,12-14,12-21)

#### PRINCE GEORGES COUNTY Case No.: CAE 17-36041

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1042381 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

## 1,652.0000 SQ.FT. & IMPS. THE VISTAS 2 AT LA

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

It is thereupon this 27th day of No-vember 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number <u>10-1042381</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128694 (12-7,12-14,12-21)

#### Case No.: CAE 17-36042

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1220219 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

## CONDOMINIUM UNIT 135 3,617.0000 SQ.FT. & IMPS. PINEWOOD HILL

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number <u>12-1220219</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128695 (12-7,12-14,12-21)

#### PRINCE GEORGES COUNTY Case No.: CAE 17-36043

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0609180 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 1,500.0000 SO.FT. & IMPS. MAR-**BURY VILLAGE-LOT 21**

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

It is thereupon this 27th day of November 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of January 2018, and redeem the property with Parcel Identification Number 06-0609180 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk <u>1286</u>96 (12-7,12-14,12-21)

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

1102 HILL RD. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated March 2, 2011 and recorded in Liber 32486, Folio 298 among the Land Records of Prince George's County, MD, with an original principal balance of \$190,056.00 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

#### DECEMBER 27, 2017 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$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. Trustes, 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, 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 at 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 sole recordation any such event, this sale shall be null

#### 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

#### 14007 JUSTIN WAY, UNIT #6-B LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated September 29, 2004 and recorded in Liber 20654, Folio 627 among the Land Records of Prince George's County, MD, with an original principal balance of \$150,300.00 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

#### DECEMBER 27, 2017 AT 11:18 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit 6-B in the Tiers of Laurel and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpid 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. 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and assume series 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 port ot the sale is untot limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale is ubject to post-sale audit of the status of the loan positive to the sale. In any such event, this sale shall be null and void, and the Purchase

#### 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

4400 RIDGECREST DR. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated June 21, 2012 and recorded in Liber 33837, Folio 373 among the Land Records of Prince George's County, MD, with an original principal balance of \$277,458.00 and a current interest rate of 3.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JANUARY 3, 2018 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$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 purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer recordation acricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, 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 sale. In any such event, this sale shall be full and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 196017-1)

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

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128755

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128673

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

#### 15592 PEACH WALKER DR. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated October 18, 2007 and recorded in Liber 28901, Folio 535 among the Land Records of Prince George's County, MD, with an original principal balance of \$375,000.00 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

#### DECEMBER 27, 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 \$40,000 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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned 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 improve-ments 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 309901-1)

Rockville, MD 20852 (301) 961-6555

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

#### 5710 37TH AVE. HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated November 16, 2005 and recorded in Liber 23924, Folio 543 among the Land Records of Prince George's County, MD, with an original principal balance of \$338,800.00 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

#### DECEMBER 27, 2017 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$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 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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned 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 improve-ments 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 201972-1)

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

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

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(12-7,12-14,12-21) 128678

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

#### 11400 PITSEA DR. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated December 27, 2013 and recorded in Liber 35860, Folio 184 among the Land Records of Prince George's County, MD, with an original principal balance of \$153,933.00 and a current interest rate of 4.875%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### DECEMBER 27, 2017 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds 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. 301879-3)

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

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

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(12-7,12-14,12-21)

(12-7,12-14,12-21) 128677

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY** 7101 CHAPTICO COURT **BRANDYWINE, MD 20613** 

Under a power of sale contained in a certain Deed of Trust from Renee V. Jenkins, dated October 28, 2009 and recorded in Liber 31116, Folio 066 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$431,063.00, and an original inter-est rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Markhorg MD.20772 [front of Main St. on transce to Duvid Wing of court 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 JANUARY 2, 2018 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 \$35,000.00 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-chase menoy at the peter part from the date of foreclosure autient 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 sever 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 prosecured 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 prior of the loan servicer to the color of the server the reinstated or paid off the loan prior to the sale. In any 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

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY** 15 ALEXANDRIA DRIVE OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Leonard P. Boggan, dated September 13, 2006 and recorded in Liber 28144, Folio 351 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$334,400.00, and an original interest rate of 3.650%, 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 JANUARY 2, 2018 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 \$30,200.00 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 of more date or provided in the office of the Schelitz to Trustees. 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 di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting nurchaser shall be liable 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 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 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

LEGALS

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

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

5865 EAST BONIWOOD TURN CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Jef-frey B. Farmer, dated December 22, 2007 and recorded in Liber 29341, Folio 236 among the Land Records of Prince George's County, Mary-land, modified by Loan Modification Agreement recorded on November 5, 2015 in the Land Records of Prince George's County at Liber No. 37556, Folio 546, with an original principal balance of \$220,072.00, 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 DECEMBER 19, 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 \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-these restrictions the prior the discretion of the transfer 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 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 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

(12-14,12-21,12-28) <u>128783</u>

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

(11-30,12-7,12-14)

**LEGALS** 

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

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

#### 920 NEWINGTON COURT **CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Ajoritsedere Imilar, dated December 15, 2005, and recorded in Liber 24349 at folio 455 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

#### **DECEMBER 19, 2017**

#### AT 9:34 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-615706)

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** 

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

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

#### 8825 HARDESTY DRIVE CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Mary R. Brown, dated August 11, 2003, and recorded in Liber 18216 at folio 380 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

#### **DECEMBER 19, 2017** AT 9:35 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, 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 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 # <u>16-601047</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

128658

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

128639

(11-30, 12-7, 12-14)128655 (11-30,12-7,12-14)

(11-30, 12-7, 12-14)

LEGALS

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

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

#### **11817 FROST DRIVE BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Darryl Blane Brooks and Lilia A. Brooks, dated June 17, 2003, and recorded in Liber 17699 at folio 723 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

#### **DECEMBER 19, 2017**

#### AT 9:36 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, 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 \$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 the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>17-600131</u>)



(12-14,12-21,12-28)

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

## 6205 42ND AVE. HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated June 17, 2005 and recorded in Liber 22802, Folio 716 among the Land Records of Prince George's County, MD, with an original principal balance of \$245,000.00 and a current interest rate of 2.00019%, 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

#### JANUARY 3, 2018 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" 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 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. Any deferred water and sewer charges that nurports to cover or dechaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. 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 pur-chaser, 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 sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 318523-1)

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

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

<u>128756</u>

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

10116 S. CAMPUS WAY, UNIT # 202 A/R/T/A 10116 CAMPUS WAY SOUTH, UNIT # 202 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated January 16, 2009 and recorded in Liber 30973, Folio 265 among the Land Records of Prince George's County, MD, with an original principal balance of \$93,000.00 and a current interest rate of 5.875%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing onterance Jocated on Main St.) on (Duval Wing entrance, located on Main St.), on

#### JANUARY 3, 2018 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 de-scribed as Unit numbered 202-A in Condominium known as "Treetop Con-dominium" 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 \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes 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 purhaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. 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 purany governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 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 in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 316011-1) No. 316011-1)

## 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

128757

(12-14,12-21,12-28)

**BWW LAW GROUP, LLC** 6003 Executive Boulevard, Suite 101 MD 208

#### 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

4605 72ND AVE. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated October 10, 2006 and recorded in Liber 27566, Folio 551 among the Land Records of Prince George's County, MD, with an original principal balance of \$248,000.00 and a current interest rate of 4.5%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JANUARY 3, 2018 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" 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 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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. 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 pur-chaser, 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned 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 improve-ments 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 321420-1)

## 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

128759

(12-14,12-21,12-28)

(12-14,12-21,12-28)

BWW LAW GROUP, LLC 600 3 Executive Boule Rockville, MD 20852 (301) 961-6555

BWW LAW GROUP. LLC

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

#### 9941 BOISE RD. LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated October 31, 2006 and recorded in Liber 26656, Folio 574 among the Land Records of Prince George's County, MD, with an original principal balance of \$228,000.00 and a current interest rate of 8.305%, 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

#### JANUARY 3, 2018 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-greede are subtractional form and provide surplus and purchaser shall be any surplus proceeds resulting from said resale even if such surplus results from improve-ments 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. 196306-3)

(301) 961-6555

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

#### 9402 TESTER DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated September 25, 2001 and recorded in Liber 15514, Folio 281 and re-recorded in Liber 30331, Folio 455 among the Land Records of Prince George's County, MD, with an original principal balance of \$147,050.00 and a current interest rate of 8.5%, 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

#### JANUARY 3, 2018 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 \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds 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. 37510-1)

Rockville, MD 20852 (301) 961-6555

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

#### 4907 GRID ST. **BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated June 24. 2005 and recorded in Liber 22400, Folio 674 among the Land Records of Prince George's County, MD, with an original principal balance of \$360,000.00 and a current interest rate of 3.55%, 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

#### JANUARY 3, 2018 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments 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. 317168-1)

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

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

128762

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

128760

(12-14,12-21,12-28) 128761 (12-14,12-21,12-28)

(12-14,12-21,12-28)

**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

## 6832 FURMAN PKWY. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated January 17, 2006 and recorded in Liber 24437, Folio 509 among the Land Records of Prince George's County, MD, with an original principal balance of \$192,200.00 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

#### JANUARY 3, 2018 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 \$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 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. Any deferred water and sewer charges that purports to cover or de-frave cost during corrections of public variance for all the fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or markethed title or if ratification of the 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 318280-1)

#### 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

LEGALS

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

#### 10216 PRINCE PL., UNIT #T2 UPPER MARLBORO A/R/T/A LARGO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 22, 2006 and recorded in Liber 26766, Folio 654 among the Land Records of Prince George's County, MD, with an original principal balance of \$184,000.00 and a current interest rate of 7.95%, 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

#### JANUARY 3, 2018 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 de-scribed as Unit No. 9-T-2 in Building No. 9 on Master Plat 2 of Section 1 of a plan of condominium entitled "The Pines Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned 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 improve-ments 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 198504-1)

#### 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

## 4906 VIENNA DR. I/R/T/A 4906 BIENNA DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated September 25, 1998 and recorded in Liber 12537, Folio 280 among the Land Records of Prince George's County, MD, with an original principal balance of \$203,000.00 and a current interest rate of 8%, 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.) and 20772 (Duval Wing entrance, located on Main St.), on

#### JANUARY 3, 2018 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 \$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. 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser arise to settle within teri days of rainfeation, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. If Sub. Trustees are unable to converting its armstration are marketible title, or if ratification of the 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 9049-1)

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

#### ORDER OF PUBLICATION

THORNTON ME	ELLON LLC
	Plaintiff,
v.	

LAKITA R DYSON, et. al.

128763

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36936

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1457514 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

## 2,441.0000 SQ.FT. & IMPS. WINDMILL SQUARE CO

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

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>13-1457514</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128740 (12-14,12-21,12-28)

#### THORNTON MELLON LLC Plaintiff, v. ANTHONY T REDDEN, et. al. Defendants.

**ORDER OF PUBLICATION** 

(12-14,12-21,12-28)

128764

v.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36937

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1410141 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

## 2,653.0000 SQ.FT. & IMPS. PINES CONDOMINIUM

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>13-1410141</u> 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

The Prince George's Post

True Copy—Test: Sydney J. Harrison, Clerk 128741 (12-14,12-21,12-28)

## LEGALS

#### ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff,

BEVERLY M HAYNES, et. al.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36960

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1402726 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### UNIT 31-302 BLDG 31 2,427.0000 SQ.FT. & IMPS. PINES CONDOMINIUM

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

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 13-1402726 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128742

ORDER OF PUBLICATION THORNTON MELLON LLC Plaintiff, v.

(12-14,12-21,12-28)

128765

et. al.

ORDER OF PUBLICATION

NEW GLORIOUS CHURCH INC,

IN THE CIRCUIT COURT FOR

PRINCE GEORGES COUNTY

Case No.: CAE 17-36022

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-

erty Parcel Identification Number

18-2018406 in the County of Prince

Georges, sold by the Collector of

Taxes for the County of Prince

Georges and the State of Maryland

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a

copy of this order in some newspa-

per having a general circulation in Prince Georges County once a week

for 3 successive weeks, warning all

persons interested in the property to

appear in this Court by the 6th day

of February 2018, and redeem the

property with Parcel Identification Number <u>18-2018406</u> 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,

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Maryland

True Copy—Test:

128744

Sydney J. Harrison, Clerk

free and clear of all encumbrances.

to the plaintiff in this proceeding:

7,521.0000 SQ.FT. & IMPS. MINI PLAZA CONDO S

THORNTON MELLON LLC

Defendants

## PRINCE GEORGES COUNTY

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2046860 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### FAIRMOUNT HEIGHTS BLK M LTS 8.9

things, that the amounts necessary for redemption have not been paid.

Number <u>18-2046860</u> 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 128743 (12-14,12-21,12-28)

#### LEGALS

Plaintiff,

Defendants.

#### **ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff.

DARRELL SATCHELL, et. al.

v.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36961

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1421106 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 1,332.0000 SQ.FT. & IMPS. **TREETOP CONDO**

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 13-1421106 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 128745 (12-14,12-21,12-28)

Your Newspaper of Legal Record Call (301) 627-0900 | Fax (301) 627-6260

(12-14,12-21,12-28)

(12-14,12-21,12-28)

JAMES & EVELYN JACKSON, et. al.

IN THE CIRCUIT COURT FOR Case No.: CAE 17-36023

## 5,750.0000 SQ.FT. & IMPS.

The complaint states, among other

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification



# Fax (301) 627-6260

\* \* \* \* \*

# Your Newspaper of Legal Record

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

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

10400 WOODLAWN BLVD. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 6, 2008 and recorded in Liber 29836, Folio 617 among the Land Records of Prince George's County, MD, with an original principal balance of \$472,500.00 and a current interest rate of 2.06%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JANUARY 3, 2018 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occaioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds 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. 311243-3)

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

LEGALS

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

#### 4114 BYERS ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 8, 2003 and recorded in Liber 18426, Folio 170 among the Land Records of Prince George's County, MD, with an original principal balance of \$87,091.00 and a current interest rate of 5.625%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JANUARY 3, 2018 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 \$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 purhaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occaioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds 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. 148689-1)

#### 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

LEGALS

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

#### 12303 FLAMINGO LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated September 24, 2012 and recorded in Liber 34594, Folio 128 among the Land Records of Prince George's County, MD, with an original principal balance of \$333,150.00 and a current interest rate of 3.75%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JANUARY 3, 2018 AT 11:25 AM

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

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

Terms of Sale: A deposit of \$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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds 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. 317006-1)

#### 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

(12-14,12-21,12-28) 128770

(12-14,12-21,12-28) 128771

#### LEGALS

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

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF EDWARD JAMES GUTBROD

Notice is given that Carol M. Gutbrod, whose address is 5000 Mathilda Lane, Suitland, MD 20746, was on November 29, 2017 appointed Personal Representative of the estate of Edward James Gutbrod who died on August 5, 2017 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of May, 2018.

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

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

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

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

#### CAROL M. GUTBROD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 108483 128792 (12-14,12-21,12-28)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF GLADYS H GOODGER

Notice is given that Donald Kent Goodger, whose address is 13301 Black Oak Dr, Laurel, MD 20708, was on November 20, 2017 appointed personal representative of the small estate of Gladys H Goodger who died on December 3, 2014 with a will.

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

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

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

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

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

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

#### DONALD KENT GOODGER Personal Representative

CERETA A. LEE REGISTER OF WILL PRINCE GEORGE'S P.O. BOX 1729 UPPER MARLBORC	
	Estate No. 100968
128837	(12-14)

#### SMALL ESTATE

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF ELBERT BERNARD SCOTT

Notice is given that Marion R Knight, whose address is 9707 Summit Circle, 1E, Upper Marlboro, MD 20774, was on November 27, 2017 appointed personal representative of the small estate of Elbert Bernard Scott, who died on October 13, 2017 without a will.

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

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

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

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

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

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

MARION R KNIGHT Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 108452
128838 (12-14)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF TERESA JONES

Notice is given that Charl M Jones, whose address is 709 Booker Drive, Capitol Heights, MD 20743, was on April 7, 2017 appointed personal representative of the small estate of Teresa Jones, who died on January 9, 2017 without a will.

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

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

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

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

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

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

#### CHARL M JONES Personal Representative

Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 106197
128839 (12-14)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES E RUTHERFORD

Notice is given that Madeline Rutherford, whose address is 907 5th Street, Laurel, MD 20707, was on November 27, 2017 appointed personal representative of the small estate of James E Rutherford, who died on October 24, 2017 without a will.

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

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

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

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

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

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

#### MADELINE RUTHERFORD Personal Representative

CERETA A. LEE	
REGISTER OF WILLS	For
Prince George's C	County
P.O. Box 1729	
UPPER MARLBORO,	MD 20773-1729
	Estate No. 108446
128840	(12-14)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF **RICHARD OLIVER TUCKER**

Notice is given that Richard A Tucker, whose address is 6657 Animal Shelter Road, Hughesville, MD 20637, and Jennifer Windsor, whose address is 5410 Solomons Island Road, Huntingtown, MD 20639, was on November 16, 2017 appointed Co-Personal Representatives of the estate of Richard Oliver Tucker, who died on November 9, 2017 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of May, 2018.

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

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

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

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

#### RICHARD A TUCKER JENNIFER WINDSOR 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. 108371 128841 (12-14,12-21,12-28)

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

5105 72ND AVE. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated January 25, 2006 and recorded in Liber 24506, Folio 505 among the Land Records of Prince George's County, MD, with an original principal balance of \$222,600.00 and a current interest rate of 6.375%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JANUARY 3, 2018 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 \$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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser 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 poirt or the sale is usibect to post-sale audit of the status of the loan prior to the sale. In any 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 in terest. If purchaser is default and purchaser shall have no further liability

#### 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>12-14,12-21,12-28</u>)

128773

#### LEGALS

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

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

#### 4305 74TH AVE. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated July 10, 2007 and recorded in Liber 28296, Folio 205 among the Land Records of Prince George's County, MD, with an original principal balance of \$337,500.00 and a current interest rate of 4.125%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JANUARY 3, 2018 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 \$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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 pur-chaser, 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 sale. In any 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 in terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are ments to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 127889-2)

#### 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

(12-14,12-21,12-28) 128774

#### 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

#### 5026 FABLE ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 16, 2007 and recorded in Liber 28489, Folio 455 among the Land Records of Prince George's County, MD, with an original principal balance of \$143,250.00 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

#### JANUARY 3, 2018 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 \$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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds 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. 312656-1)

> 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

(12-14,12-21,12-28)

**BWW LAW GROUP, LLC** 6003 Executive Boulevard, Suite 101

128772

BWW LAW GROUP, LLC

Rockville, MD 20852 (301) 961-6555

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

#### 4333 URN ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated October 19, 2007 and recorded in Liber 28948, Folio 252 among the Land Records of Prince George's County, MD, with an original principal balance of \$143,000.00 and a current interest rate of 4.625%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### DECEMBER 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 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. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 pur-chaser, 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 187619-1)

#### Rockville, MD 20852 (301) 961-6555

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

#### 2310 ROSECROFT BLVD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated April 6, 2010 and recorded in Liber 31643, Folio 385 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,146.00 and a current interest rate of 3.875%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### DECEMBER 27, 2017 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$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 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments 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. 200129-1)

#### 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

28-4838

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

(12-7,12-14,12-21) 128775

6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

**BWW LAW GROUP, LLC** 

#### 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, 20772 (Duval Wing entrance, located on Main St.), on

#### JANUARY 3, 2018 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds 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. 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

(12-14,12-21,12-28)

128666

(12-7,12-14,12-21) 128668

#### **ZONING HEARINGS**

ZONING HEARINGS ON THE FOLLOWING APPLICATIONS WILL BE HELD BY THE ZONING HEARING EXAMINER ON

## WEDNESDAY, JANUARY 17, 2018

ROOM 2190, 2ND FLOOR COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MD.

#### AT 9:30 A.M.

#### VALIDATION OF PERMIT IS-SUED IN ERROR: **SEAT PLEASANT (18)** ELECTION DISTRICT:

No. ERR 271 - Application of Eugene Broadus, Owner, for VALIDA-TION OF PERMIT NO. 8851-1998-UW, for auto repair, at the property containing approximately 10,000 square feet of land, zoned R-20, identified as 5932 Baltic Street, Capitol Heights, Maryland 20743.

By Order of the County Council Prince George's County, Md. Dannielle M. Glaros, Chair

Attest: Redis C. Floyd Clerk of the Council	
128803	(12-14)

#### ORDER OF PUBLICATION

THORNTON MELLON LLC

#### Plaintiff, v.

OXON HILL HOLDINGS 2 LLC, et. al.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36958

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1314970 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### BLDG 2 UNIT 6750 C-1 2,001.0000 SQ.FT. & IMPS. WILSON BRIDGE

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

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to INSTITUTION IS AWARDED NATIONAL AC-CREDITATION

Atlanta - The Commission of the Council on Occupational Education (COE) has granted accreditation to Finishing Trades Institute of Mary-land, Virginia, Washington DC and Vicinities. Announcement of the action was made by Mr. James King, Commission Chair, following the Commission of the Council on Occupational Education on November 7, 2017.

The award of accreditation status is based on an evaluation to demonstrate that the institution meets not only the standards of quality of the Commission, but also the needs of students, the community, and employers. Organized as a non-profit corpo-

ration, the mission of the Council is to assure quality and integrity in ca-reer and technical education. Services offered include institutional accreditation (recognized by the U.S. Department of Education), program quality reviews for states and technical education providers, and informational services.

The Council's current membership makes it unique. Members include postsecondary public technical institutes, specialized mil-itary and national defense schools, Job Corps Centers, private career schools, non-profit technical education providers, corporate and indus-try education units, and federal agency institutions.

128824	(12-14)

#### ORDER OF PUBLICATION

THORNTON MELLON LLC

#### Plaintiff, v. FEDERAL NATIONAL MORTGAGE ASSOC., et. al.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36603

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 19-2138519 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 4,740.0000 SQ.FT. EASTPINES BLK B PT LT 11 EQ 4740 SQ FT

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

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all sons interested in the proper appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>19-2138519</u> 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.

#### NOTICE

LEGALS

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

Hyacinth M Shaw and Leonard M Shaw

vs.

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

Defendants

#### **CIVIL NO. CAEF 16-00003**

ORDERED, this 6th day of December, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9803 Tulip Tree Drive, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018 next, provided a copy of this notice be in-serted in some newspaper published in said County once in each of three successive weeks before the 8th day of January, 2018, next.

The report states the amount of sale to be \$280,858.00.

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

128827 (12-14,12-21,12-28)

#### **ORDER OF PUBLICATION**

THORNTON MELLON LLC

v.

LAURA W SHUMATE, et. al.

Plaintiff,

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36604

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2095545 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 6,6600.0000 SQ.FT. & IMPS. **BEAVER HEIGHTS LOT 31** BLK G

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

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to ear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 18-2095545 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances. SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland

#### NOTICE

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

CIVIL NO. CAEF 17-14763

ORDERED, this 6th day of De-

cember, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the prop-

erty at 2905 Tremont Avenue, Chev-erly, Maryland 20785 mentioned in

these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified

and confirmed, unless cause to the

contrary thereof be shown on or be-

fore the 8th day of January, 2018

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

The report states the amount of sale to be \$219,000.00.

SYDNEY J. HARRISON

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

8th day of January, 2018, next.

True Copy—Test: Sydney J. Harrison, Clerk

128828

V.

Substitute Trustees

Estate of Luis E. Vargas

aka Luis Eduardo Vargas

vs.

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

Defendant

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

> Thomas Patterson Defendant

NOTICE

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

#### **CIVIL NO. CAEF 17-18709**

ORDERED, this 4th day of December, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3008 Tanbark Lane, Bowie, Maryland 20715 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018 next, pro-vided a copy of this notice be in-serted in some newspaper published in said County once in each of three successive weeks before the 8th day of January, 2018, The report states the amount of

sale to be \$249,280.00.

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

<u>1288</u>29

#### ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff, CATHERINE A. CHAMBERS-DYER, et. al.

Defendants

(12-14,12-21,12-28)

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36051

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0505412 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### BLDG 3 UNIT 3926B 1,189.0000 SQ.FT. & IMPS. STONEGATE CONDO-P

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

It is thereupon this 4th day of De-cember 2017, by the Circuit Court It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspacopy of this order in some newspaper having a general circulation in per having a general circulation in Prince Georges County once a week Prince Georges County once a week for 3 successive weeks, warning all for 3 successive weeks, warning all persons interested in the property to persons interested in the property to ear in this Court by the 6th day of February 2018, and redeem the of February 2018, and redeem the property with Parcel Identification property with Parcel Identification Number 05-0282004 and answer the Number 06-0505412 and answer the complaint or thereafter a final judg-ment will be entered foreclosing all complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, rights of redemption in the property, and vesting in the plaintiff a title, and vesting in the plaintiff a title, free and clear of all encumbrances. free and clear of all encumbrances. SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland Prince George's County, Maryland True Copy—Test: Sydney J. Harrison, Clerk 128808 (12-14,12-21,12-28)

#### NOTICE

LEGALS

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

Estate of Queen E. Jeffreys Defendant

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

#### **CIVIL NO. CAEF 17-27860**

ORDERED, this 7th day of December, 2017 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4507 Romlon Street 101, Beltsville, Maryland 20705 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 8th day of January, 2018 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 8th day of January, 2018,

The report states the amount of sale to be \$32,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court

Prince George's County, MD

True Copy—Test: Sydney J. Harrison, Clerk

<u>1288</u>30 (12-14,12-21,12-28)

#### ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

KEVIN M ANTRUM, et. al.

v.

#### Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36052

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0282004 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### CHAPEL HILL (LAC PER SUR TRS 99) 1.4400 ACRES. & IMPS.

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

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day

#### ORDER OF PUBLICATION THORNTON MELLON LLC Plaintiff, FINANCIAL HARVEST ENTERPRISES LLC, et. al.

(12-14,12-21,12-28)

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36606

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2077881 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

The complaint states, among other

things, that the amounts necessary for redemption have not been paid.

#### 6,850.0000 SQ.FT. & IMPS. MARYLAND PARK - FOW BLK 2 LOTS 20.21

appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 12-1314970 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128752 (12-14,12-21,12-28)

**ORDER OF PUBLICATION** 

IN THE CIRCUIT COURT FOR

PRINCE GEORGES COUNTY

Case No.: CAE 17-36053

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-erty Parcel Identification Number

06-0499848 in the County of Prince

Georges, sold by the Collector of

Taxes for the County of Prince

Georges and the State of Maryland to the plaintiff in this proceeding:

1,693.0000 SQ.FT. & IMPS. MAR-

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 4th day of De-

cember 2017, by the Circuit Court for Prince Georges County, That no-

tice be given by the insertion of a

copy of this order in some newspa-

per having a general circulation in

Prince Georges County once a week

for 3 successive weeks, warning all

persons interested in the property to appear in this Court by the 6th day

of February 2018, and redeem the

property with Parcel Identification

Number 06-0499848 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

(12-14,12-21,12-28)

True Copy—Test:

128810

Sydney J. Harrison, Clerk

LOW TOWERS COND

UNIT 3803 T 3

Plaintiff,

Defendants.

THORNTON MELLON LLC

VINCENT HARRELL, et. al.

v.

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

True Copy—Test: Sydney J. Harrison, Clerk 128805 (12-14,12-21,12-28)

#### ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff. v. KATHRYN P KLOVE, et. al. Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36058

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1242056 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### BLDG 10 UNIT 7257 3,182.0000 SQ.FT. & IMPS. **ROSEDALE ESTATES C**

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>12-1242056</u> 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	
128811	(12-14,12-21,12-28)

True Copy—Test: Sydney J. Harrison, Clerk 128806 (12-14,12-21,12-28)

ORDER OF PUBLICATION

Plaintiff,

Defendants.

THORNTON MELLON LLC

KATHY COVINGTON, et. al.

IN THE CIRCUIT COURT FOR

PRINCE GEORGES COUNTY

Case No.: CAE 17-36623

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-

erty Parcel Identification Number

18-2003564 in the County of Prince

Georges, sold by the Collector of

Taxes for the County of Prince Georges and the State of Maryland

3,195.0000 SQ.FT. & IMPS. CEN-TRAL PARK CONDO UNIT 25

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That no-

tice be given by the insertion of a

copy of this order in some newspa-

per having a general circulation in

Prince Georges County once a week

for 3 successive weeks, warning all

persons interested in the property to

appear in this Court by the 6th day

of February 2018, and redeem the

property with Parcel Identification

Number 18-2003564 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

(12-14,12-21,12-28)

True Copy—Test:

128812

Sydney J. Harrison, Clerk

to the plaintiff in this proceeding:

pear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 18-2077881 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy–	-Test:
Sydney J. H	arrison, Clerk
128807	(12-14,12-21,12-28)

#### ORDER OF PUBLICATION

## THORNTON MELLON LLC v. BARBARA & LARRY SOLOMON, et. al.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

for redemption have not been paid.

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>17-1963685</u> 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 128813 (12-14,12-21,12-28)

#### **ORDER OF PUBLICATION**

SYDNEY J. HARRISON

Clerk of the Circuit Court for

THORNTON MELLON LLC

Plaintiff,

(12-14,12-21,12-28)

MAYRA ZAVALA & CARLOS CRUZ, et. al.

v.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36630

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1885532 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 3,000.0000 SQ.FT. & IMPS. BEDFORD TOWNE COND BLDG 13 UNIT 7977-4

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

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 17-1885532 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128815 (12-14,12-21,12-28)

ORDER OF PUBLICATION THORNTON MELLON LLC Plaintiff, TEREFE SHIFERAW, et. al.

Defendants.

## Case No.: CAE 17-36624

secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1963685 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince

4020.0000 SQ.FT. & IMPS. UNIVERSITY GARDENS LOT 48 BLK M

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

The object of this proceeding is to The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1934439 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince

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

True Copy—Test: Sydney J. Harrison, Clerk 128814 (12-14,12-21,12-28)

**UNIT 1711** 

Georges and the State of Maryland to the plaintiff in this proceeding: 981.0000 SQ.FT. & IMPS. PRESIDENTIAL TOWER The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 4th day of De-

cember 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 17-1934439 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.

Georges and the State of Maryland to the plaintiff in this proceeding:

IN THE CIRCUIT COURT FOR

PRINCE GEORGES COUNTY

Case No.: CAE 17-36629

True Copy—Test: Sydney J. Harrison, Clerk 128809

Plaintiff,

Defendants.

Defendant(s)

LEGALS

vs.

#### LEGALS

Plaintiffs

#### 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

v. Edith M. Jones

1704 Rollins Place Capitol Heights, MD 20743 Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-26196

Notice is hereby given this 5th day of December, 2017, by the Circuit Court for Prince George's County, that the class of the presenter more than the 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 January, 2018, pro-vided 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 January, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$150,803.90. The property sold herein is known as 1704 Rollins Place, Capitol Heights, MD 20743.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (12-14,12-21,12-28) 128794

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

Plaintiffs

NOTICE

Substitute Trustees vs.

PENINNAH ANYANWU 3210 Cherry Mill Drive Hyattsville, MD 20783-1039 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 13-22130

Notice is hereby given this 30th day of November, 2017, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3210 Cherry Mill Drive, Hyattsville, MD 20783-1039, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three succes-sive weeks before the 2nd day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$389,000,00

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (12-14,12-21,12-28) 128795

#### NOTICE

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

Substitute Trustees Plaintiffs vs. JOSEPH W. JAMES 1404 Barnacle Geese Court Upper Marlboro, MD 20774 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-01395

Notice is hereby given this 1st day of December, 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 1404 Barnacle Geese Court, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three succes-sive weeks before the 2nd day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$336,000.00.

SYDNEY I. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (12-14,12-21,12-28) 128796

#### NOTICE

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

Plaintiffs vs. APRIL CARTER 4205 Urn Street Capitol Heights, MD 20743 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-11683

Notice is hereby given this 1st day of December, 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 4205 Urn Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of January, 2018. The report states the purchase

price at the Foreclosure sale to be \$140,000.00. SYDNEY J. HARRISON Clerk, Circuit Court for

Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk <u>1287</u>97 (12-14,12-21,12-28)

#### NOTICE

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

Substitute Trustees Plaintiffs MARY L. UNDERWOOD 6107 Armor Drive Clinton, MD 20735

vs.

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-20117

Notice is hereby given this 1st day of December, 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 6107 Armor Drive, Clinton, MD 20735, 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 2nd day of January, 2018, pro-vided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$260,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk <u>1287</u>98 (12-14,12-21,12-28)

#### NOTICE

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

> Substitute Trustees, Plaintiffs

CHERYL M. GRAHAM 7990 Riggs Road Adelphi, MD 20783

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25557

Notice is hereby given this 1st day of December, 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 7990 Riggs Road, 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 2nd day of January, 2018, pro-vided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of January, 2018. The report states the purchase

price at the Foreclosure sale to be \$71,000.00.

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

True Copy—Test: Sydney J. Harrison, Clerk <u>1287</u>99 (12-14,12-21,12-28)

#### LEGALS

vs.

#### NOTICE

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

## Substitute Trustees, Plaintiffs

VS. JOSE ESPINOZA SOTELO 5100 Varnum Street Bladensburg, MD 20710 Defendant(s)

## In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-10259

Notice is hereby given this 1st day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5100 Varnum Street, Bladensburg, MD 20710, 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 2nd day of January, 2018. provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each

#### NOTICE

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

> Substitute Trustees, Plaintiffs

ROBIN CHAPLIN

JOSEPH CHAPLIN, JR. 402 Dias Drive Fort Washington, MD 20744 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-13223

Notice is hereby given this 1st day of December, 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 402 Dias Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of January, 2018. The report states the purchase price at the Foreclosure sale to be \$213,000.00.

#### NOTICE

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

Substitute Trustees, Plaintiffs

#### TAWANNA D. POWELL 4224 Applegate Lane Suitland, MD 20746

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-04340

Notice is hereby given this 4th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4224 Applegate Lane, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 4th day of January, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each three successive weeks before the 4th day of January, 2018. The report states the purchase price at the Foreclosure sale to be \$127,000.00.

#### NOTICE

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

Plaintiffs

SAUNDERS JEROME PARROTT 2434 Nicol Circle

## George's County, Maryland Case No. CAEF 17-21437

of December, 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 2434 Nicol Circle, Mitchellville, MD 20721, 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 8th day of January, 2018, 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 8th day of January, 2018. The report states the purchase price at the Foreclosure sale to be \$400,500.00.

#### NOTICE

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

> Substitute Trustees, Plaintiffs

**LEGALS** 

vs.

CARLOS VICENTE

vs.

6302 20th Avenue Hyattsville, MD 20783 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-06316

Notice is hereby given this 7th day of December, 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 20th Avenue, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 8th day of January, 2018, pro-vided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each f three successive weeks before the 8th day of January, 2018. The report states the purchase price at the Foreclosure sale to be \$242,000.00.

#### NOTICE

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

Substitute Trustees, Plaintiffs

CHARLES GIBSON, JR. ALVA GIBSON 6206 Tamara Court

Suitland, MD 20746 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-11686

Notice is hereby given this 7th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6206 Tamara Court, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018, 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 8th day of January, 2018. The report states the purchase price at the Foreclosure sale to be \$216,750.00.

# **LEGALS**

vs.

Substitute Trustees,

LISA MARIE PARROTT

Mitchellville, MD 20721 Defendant(s)

In the Circuit Court for Prince

Notice is hereby given this 7th day of December, 2017, by the Circuit

Substitute Trustees

of three successive weeks before the 2nd day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$224 000 00

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (12-14,12-21,12-28) 128800

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (12-14,12-21,12-28) <u>128801</u>

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk <u>128802</u> (12-14,12-21,12-28)

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 128831 (12-14,12-21,12-28)

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (12-14,12-21,12-28) 128832

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk <u>1288</u>33 (12-14,12-21,12-28)

#### LEGALS

#### ORDER OF PUBLICATION

THORNTON MELLON LLC

v.

Charles Parker, et. al.

Defendants.

Plaintiff,

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36631

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1897941 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 1,794.0000 SQ.FT. & IMPS. ADELPHI TERRACE CONDO-MINIUM UNIT 203 BLDG 9280

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 17-1897941 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128816 (12-14,12-21,12-28)

#### ORDER OF PUBLICATION

THORNTON MELLON LLC		
Pl	aintiff,	
V.		
MARIE CHARLOTIN &		
DARLYNE BENOIT, et. al.		
Defer	ndants.	

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36632

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1885110 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 3,000.0000 SQ.FT. & IMPS. **BEDFORD TOWNE COND** BLDG 9 UNIT 7969-10

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

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-per having a general circulation in per having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>17-1885110</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk	
128817	(12-14,12-21,12-28)

#### ORDER OF PUBLICATION THORNTON MELLON LLC Plaintiff, v.

LEGALS

WILLIE Q GRAY, et. al. Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36633

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1884170 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 3,000.0000 SQ.FT. & IMPS. BEDFORD TOWNE COND BLDG 1 UNIT 7951-8

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

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 17-1884170 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128818 (12-14,12-21,12-28) ORDER OF PUBLICATION THORNTON MELLON LLC

#### Plaintiff, v. ALYSSA LAUREN FREDERICKS REV LIV TR, et. al.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-3864238 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

## THE ADDISON AT ST

cember 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>18-3864238</u> 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 128819 (12-14,12-21,12-28)

#### ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff.

TAMARA SADOWSKI, et. al. Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36636

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 20-2264042 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 3,840.0000 SQ.FT. & IMPS. FRENCHMANS CREEK C **UNIT 2358**

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 20-2264042 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk	
128820	(12-14,12-21,12-28)

# LEGALS

#### **ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff.

JULIA SANTOS, et. al.

v.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36637

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2263937 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 3,840.0000 SQ.FT. & IMPS. FRENCHMANS CREEK C UNIT 2345 T-DT S/B 06/15/04 L19695 F353

#### CAE09-03428

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

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>20-2263937</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128821 (12-14,12-21,12-28)

Defendants

Case No.: CAE 17-36635

## 1,979.0000 SQ.FT. & IMPS.

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 4th day of De-

#### ORDER OF PUBLICATION

Plaintiff, V.

MARGARET MAKINDE, et. al. Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36638

**ORDER OF PUBLICATION** 

THORNTON MELLON LLC

v.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 20-2240943 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 1,918.0000 SQ.FT. & IMPS. CARROLLAN GARDENS UNIT 5440-2

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number 20-2240943 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property. and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk	
128822	(12-14,12-21,12-28)

THORNTON MELLON LLC Plaintiff,

STANLEY SNOWDEN & DEITRA HILL, et. al. Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36959

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1273804 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### UNIT 3336-B-1 2,023.0000 SQ.FT. & IMPS. HUNTLEY SQUARE CON

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

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>12-1273804</u> 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	
128823	(12-14,12-21,12-28)

NOTICE

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

Rockville, MD 20852

LATONYA Y. GREEN STEVEN M. GREEN 2409 Fairlawn Street

Temple Hills, MD 20748

#### LEGALS

vs.

#### NOTICE

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

> Substitute Trustees, Plaintiffs

VS. IRENE B. HALL MELVIN M. HALL, SR. 2805 Oxon Park Street Temple Hills, MD 20748

Defendant(s) In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-03291 Notice is hereby given this 7th day of December, 2017, by the Circuit of December, 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 2409 Fairlawn Street, Temple Hills, MD 20748, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary theore he chown on or the contrary thereof be shown on or before the 8th day of January, 2018, 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 8th day of January, 2018. The report states the purchase price at the Foreclosure sale to be \$211,500.00.

#### NOTICE

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

> Substitute Trustees, Plaintiffs

Hyattsville, MD 20782

Notice is hereby given this 7th day of December, 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 3919 Oliver Street, Hyattsville, 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 8th day of January, 2018, pro-vided a copy of this NOTICE be in-serted 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 \$225,000.00.

Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (12-14,12-21,12-28) 128843

#### NOTICE

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

> Substitute Trustees, Plaintiffs

HENRY BETTS JR. 7219 Goblet Court Clinton, MD 20735	
	Defendant(s)

VS.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-14761

Notice is hereby given this 20th day of November, 2017, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7219 Goblet Court, Clinton, MD 20735, 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 20th day of December, 2017, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 20th day of December, 2017. The report states the purchase

price at the Foreclosure sale to be \$195.000.00.

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

WAYNE M. REINHARDT 9284 Adelphi Road Unit 104 Adelphi, MD 20783

George's County, Maryland Case No. CAEF 17-02368

Notice is hereby given this 7th day of December, 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 9284 Adelphi Road, Unit 104, Adelphi, MD 20783, 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 8th day of January, 2018, 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 8th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$46,000.00. SYDNEY J. HARRISON

Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 128844 (12-14,12-21,12-28)

#### NOTICE

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

Substitute Trustees, Plaintiffs vs. SETH J. PRICE 5112 Navahoe Street College Park, MD 20740 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-14110

Notice is hereby given this 20th day of November, 2017, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5112 Navahoe Street, College Park, MD 20740, 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 20th day of December, 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 20th day of December, 2017.

The report states the purchase price at the Foreclosure sale to be \$278.374.21.

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

## COHN, GOLDBERG & DEUTSCH, LLC

LEGALS

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

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

#### 10101 PRINCE PLACE, #102 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Es-ther C. Williams, dated May 30, 2008 and recorded in Liber 29784, Folio 156 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$182,800.36, and an original inter-est rate of 2.720%, 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 court-bauea complay. If acuthance is classed due to inclement house 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 JANUARY 2, 2018 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 \$18,000.00 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 Nets its residue and designed a day are substituted and the substitute are 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 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 a your 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 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.

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 (12-14,12-21,12-28)

Defendant(s) In the Circuit Court for Prince

Substitute Trustees,

Plaintiffs

VS. JEAN B. MOUREAU 3919 Oliver Street

Defendant(s)

8th day of January, 2018.

SYDNEY J. HARRISON

#### Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25077 In the Circuit Court for Prince

VS.

LEGALS

## George's County, Maryland Case No. CAEF 17-11711

Notice is hereby given this 7th day of December, 2017, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-Analytical and the safe of the prop-erty mentioned in these proceedings and described as 2805 Oxon Park Street, Temple Hills, MD 20748, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrawy theore he observe on or the contrary thereof be shown on or before the 8th day of January, 2018, 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 8th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$132,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 128834 (12-14,12-21,12-28)

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy-Test: Sydney J. Harrison, Clerk <u>128835</u> (12-14,12-21,12-28)

NOTICE

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 16-25660

Notice is hereby given this 7th day of December, 2017, by the Circuit

on December, 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 1411 Birchwood Drive, Oxon Hill, MD 20745, made

and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-

fore the 8th day of January, 2018, 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

The report states the purchase price at the Foreclosure sale to be

SYDNEY J. HARRISON

Clerk, Circuit Court for

Prince George's County, MD

(12-14,12-21,12-28)

8th day of January, 2018.

True Copy—Test: Sydney J. Harrison, Clerk

\$165,000.00.

128842

Substitute Trustees,

Plaintiffs

Defendant(s)

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

Rockville, MD 20852

LEANDER COOPER

Oxon Hill, MD 20745

MARGARET L. COOPER 1411 Birchwood Drive

#### LEGALS

vs.

#### NOTICE

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

> Substitute Trustees Plaintiffs

vs.

STEVE L. MILES, SR. STEVONNA MILES 1601 Old Drummer Boy Lane Fort Washington, MD 20744 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-12549

Notice is hereby given this 7th day of December, 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 1601 Old Drummer Boy Lane, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of January, 2018, 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 8th day of January, 2018.

The report states the purchase price at the Foreclosure sale to be \$273,600.00

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (12-14,12-21,12-28) 128836

Svdnev I. Harrison, Clerk (11-30,12-7,12-14) 128640

True Copy—Test: Sydney J. Harrison, Clerk 128641 (11-30,12-7,12-14) 128787



#### **LEGALS**

**ORDER OF PUBLICATION** 

THORNTON MELLON LLC

**ORDER OF PUBLICATION** 

Plaintiff, v.

JOHN & DORRIS D MINGO, et. al.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36625

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 18-1999135 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

## LOTS 33.34.57.58

things, that the amounts necessary for redemption have not been paid.

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

True Copy—Test: Sydney J. Harrison, Clerk (12-14, 12-21, 12-28)128727

THORNTON MELLON LLC Plaintiff. v.

HENRY HOUSTON, et. al.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36925

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1272566 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### UNIT 3329-T-2 2,023.0000 SQ.FT. & IMPS. HUNTLEY SQUARE CON

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>12-1272566</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128732 (12-14,12-21,12-28)

128780

#### **LEGALS**

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

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

#### 7200 HAWTHORNE STREET HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Joseph Brown, dated August 15, 2006, and recorded in Liber 26026 at folio 626 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

#### **JANUARY 2, 2018**

#### AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.6% 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 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 # 14-605397)

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

(12-14,12-21,12-28)

8,000.0000 SQ.FT. & IMPS GR CAPITOL HEIGHTS BLK 48

The complaint states, among other

It is thereupon this 4th day of De-cember 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>18-1999135</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

9321 HOBART ST. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated April 14, 2008 and recorded in Liber 29810, Folio 166 among the Land Records of Prince George's County, MD, with an original principal balance of \$368,091.00 and a current interest rate of 6.375%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JANUARY 3, 2018 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 \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. 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 pur-chaser, 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 occa-sioned 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 162242-3)

> 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 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

#### 7330 SHADY GLEN TERR. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 16, 2007 and recorded in Liber 27469, Folio 412 among the Land Records of Prince George's County, MD, with an original principal balance of \$200,100.00 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

#### JANUARY 3, 2018 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 \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by to an transfer, recordation, agricultural of other taxes of charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser 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 terest. If purchaser fails to settle within ten days of rathication, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments 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 rem-edy, at law or equity, is the return of the deposit without interest. (Matter No. 26684-1) No. 26684-1)

#### 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

LEGALS

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

#### 6500 WRANGELL RD. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated August 21, 2007 and recorded in Liber 28556, Folio 697 among the Land Records of Prince George's County, MD, with an original principal balance of \$356,000.00 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

#### JANUARY 3, 2018 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 \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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. Pur-chaser 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds 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. 198470-1)

#### 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

(12-14,12-21,12-28) 128767

(12-14,12-21,12-28) 128768

#### LEGALS

## ORDER OF PUBLICATION

#### THORNTON MELLON LLC

ITIORINION MELLON LLC

V.

128766

CLEVELAND & CAROL WILLIAMS, et. al.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36962

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1334069 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### BLDG 10 UNIT 102 T-DT S/B 08/31/04 L20243 F140 2006 EAI-X TR 2,336.0000 SQ.FT. & IMPS. HUNTCREST CONDOMIN

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>12-1334069</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128746 (12-14,12-21,12-28)

Plaintiff, THORNTON MELLON LLC Plaintiff, v.

> JAMES R FRIDIE III, et. al. Defendants.

ORDER OF PUBLICATION

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36963

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1385152 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### UNIT 5-108 BLDG 5 2,653.0000 SQ.FT. & IMPS. PINES CONDOMINIUM

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>13-1385152</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128747 (12-14,12-21,12-28) ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff, v. KENNETH D PETERSON, et. al.

Defendants

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36956

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1288919 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 7,442.0000 SQ.FT. & IMPS. NORTH BARNABY-ADD LOT 3 BLK E

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>12-1288919</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128748 (12-14,12-21,12-28)

#### ORDER OF PUBLICATION

THORNTON MELLON LLC	
	Plaintiff,
v.	
WAYNE R MEACHUM, et. al.	
	Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36955

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1296664 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### 1481 POTOMAC HEIGHTS DR 3,736.0000 SQ.FT. & IMPS. PINEWOOD HILL

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>12-129664</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128749 (12-14,12-21,12-28)

#### ORDER OF PUBLICATION

#### THORNTON MELLON LLC Plaintiff, v. NATOSHA BRICE, et. al.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36954

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1272103 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### UNIT 3317-C2 2,023.0000 SQ.FT. & IMPS. HUNTLEY SQUARE CON

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>12-1272103</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128750 (12-14,12-21,12-28) ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff, v.

#### TESHOME TSEGAYE, et. al.

Defendants.

#### IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 17-36957

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1314939 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince Georges and the State of Maryland to the plaintiff in this proceeding:

#### BLDG 2 UNIT 6750 A-1 2,001.0000 SQ.FT. & IMPS. WILSON BRIDGE

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

It is thereupon this 4th day of December 2017, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince Georges County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of February 2018, and redeem the property with Parcel Identification Number <u>12-1314939</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 128751 (12-14,12-21,12-28)

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