# COUNTY COUNCIL HEARING

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

TUESDAY, FEBRUARY 27, 2018 COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MARYLAND

### 11:30 A.M.

Notice is hereby given that on Tuesday, February 27, 2018, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**<u>CR-3-2018 - A RESOLUTION CONCERNING THE 2008 WATER</u></u> <u><b>AND SEWER PLAN (AUGUST 2017 CYCLE OF AMENDMENTS)** for the purpose of changing the water and sewer category designations of properties within the 2008 Water and Sewer Plan.</u>

<u>Basin and</u> <u>Number</u>	<u>Approximate</u> <u>Location</u>	<u>Zoning</u> <u>Acres</u>	<u>Existing</u> <u>Category</u>	<u>Requested</u> <u>Category</u>
<u>Mattawoman</u>				
17/M-01	Existing 2,000 SF office and existing 4,000	7.15 C-M	5	3
AccoPark, Inc.	SF warehouse.	C-IVI		
District 9	161 A-4; Parcels 64 & 66.			
Water				
Withdrawal				
<u>Permit</u>				
17/WWP-01	Existing 55+ active senio		N/A	N/A
Victoria Falls	community; request for	I-3		
Community Association	well usage to irrigate common areas of the			
District 1	property from under-			
	ground water supply;			
	disconnect from public			
	system at designated			
	areas. 9 E-2, Parcel N,	г		
	land units A, B, C, D, E &	с F.		

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

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

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

ATTEST:

Redis C. Floyd Clerk of the Council

129654

Address

# LEGALS

DISTRICT COURT OF MARYLAND for Prince George's County Located at Courthouse, Bourne Wing, Upper Marlboro, Maryland 20 72

WRIT OF SUMMONS

### **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

### 16022 EDGEVIEW TERR. **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated October 25, 2006 and recorded in Liber 26504, Folio 470 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,000.00, 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

### MARCH 6, 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" 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 \$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 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 conearly 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 remedy, at law or equity, is the return of the deposit without interest. (Matter No. 313867-1)

### 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

129637

(2-15, 2-22)

(2-15,2-22,3-1) 129638 **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

6906 BRADFORD CT. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated April 22, 2003 and recorded in Liber 18675, Folio 288 among the Land Records of Prince George's County, MD, with an original principal balance of \$248,405.00, 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 located on Main St.), on

### MARCH 6, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIMÉ IS OF THE ESSENCE 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 purhaser, 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. 200995-1)

> 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

(2-15, 2-22, 3-1)

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

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

Date Filed: Feb12,2018 Issue Date: Feb12,2018 Case Number: 050200166942017 Complaint No.: 001 Trial Date: Apr 4, 2018 Trial Time: 08:45 am Trial Room: 161B

Defendant: REEDER, TAMEKA Serve On : REEDER, TAMEKA

4203 SHELL ST

CAPITOL HEIGHTS, MD 20743

You are summoned to appear for trial at the date, time and location shown above. If you intend to be present at the trial, you must file the attached No-tice of Intention to Defend within fifteen days of receiving this complaint. Failure to file the Notice of Intention to Defend may result in a judgment by default or the granting of the relief sought.

MUST BE SERVED BY Mar 14, 2018

Robert Prender, Administrative Clerk I

### To Private Process Server:

You are hereby commanded to serve this writ of summons and to make your return promptly if served. If you are unable to serve, you are to make your return below and return the original process to the court no later than ten days following the termination of the validity of the process.

### I certify that:

\_\_\_\_ I served a summons by delivery of the complaint and all supporting papers to on date \_ \_\_/20\_ at location

The person I left the papers with acknowledged being: (1) A resident of above listed address; (2) 18 years of age or older; (3) of suitable discretion in that relationship to the defendant is \_

and that; (4) the above listed address is the defendant's residence or usual place of abode. The facts upon which I concluded that individual served is of suitable age discretion are: \_ The cost of service is \$

Description of the Defendant / Person Served : Race\_\_\_\_Sex\_\_ Height\_\_\_\_\_Age\_\_\_\_

I was unable to serve because Attempt \_Attempt\_ \_Attempt\_

I solemnly affirm under the penalties of perjury that the contents of the fore-going paper are true to the best of my knowledge, information and belief and do further affirm I am a competent person over 18 years of age and not party to the case.

Print Name of Process Server Complete Address of Process Server Date: \_\_/\_\_/20\_\_\_ Signature: Phone No.

> IN THE DISTRICT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY

### LUCAS A. JOHNSON, et al.

v.

TAMEKA REEDER

ORDER

### 0502-0016694-2017

Upon consideration of Plaintiff's Motion for Alternative Service filed herein, and any response hereto, it is this 28 day of September, 2017, by the District Court of Maryland for Prince George's County,

ORDERED, that this Motion for Alternative Service be GRANTED; and it is further

ORDERED, that service on the Defendant, Tamkea Reeder in the above captioned proceeding may be effected by the Plaintiff by posting a copy of the Summons and Complaint with the Prince George's County Post and by mailing a copy of the same to the Defendant's last known address via first class mail

129669

(2-15,2-22,3-1) 129639

Plaintiffs

Defendant

KOCKV 'llie, MD 2085. (301) 961-6555

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

### 6519 NORTHAM RD. **TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated December 8, 2005 and recorded in Liber 23748, Folio 645 among the Land Records of Prince George's County, MD, with an original principal balance of \$279,200.00, 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

### MARCH 6, 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 affect-ing 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 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. 313541-1)

### 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

> (2-15,2-22,3-1) 129640

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

# 15517 BRANDYWINE RD. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated April 3, 2003 and recorded in Liber 17227, Folio 138 among the Land Records of Prince George's County, MD, with an original principal balance of \$121,500.00, 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

### MARCH 6, 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 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 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. haser. 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 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 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 deterest. 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. 181141-6) No. 181141-6)

# 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

(2-15, 2-22, 3-1)

### NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774, for Asphalt Resurfacing and Related Roadway Improvements - 5 Contracts, Contract Number 932-H (F), will be received until March 2, 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 nonrefundable fee of One Hundred Dollars (\$100.00) will be charged for the purchase of the contract documents, which are available for review on February 5, 2018, 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 proposed contract consists of one (1) Bid Package with Proposal Forms for five (5) Groups, A, B, C, D and E. The bidders are required to fill-in and submit all five (5) Proposals with their bid package to be qualified for the award of only one (1) contract out of the five (5) proposals. The estimated value of Groups A, B, C, D and E 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 for each Group are as follows:

<u>Group A</u> :		
Quantity	Unit	Description
17,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
17,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
20,000	SY	Full Depth Patching
150,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
6,000	SY	Residential Driveway Entrances
15,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
15,000	LF	5 Inch White Thermoplastic Pavement Marking
18,000	LF	Concrete Curb and Gutter
40,000	SF	Concrete Sidewalk

### Group B:

Quantity	Unit	Description
20,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
20,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
24,000	SY	Full Depth Patching
145,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
3,500	SY	Residential Driveway Entrances
15,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
15,000	LF	5 Inch White Thermoplastic Pavement Marking
24,000	LF	Concrete Curb and Gutter
43,000	SF	Concrete Sidewalk

### Group C:

Quantity	Unit	Description
18,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
18,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
22,000	SY	Full Depth Patching
150,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
4,000	SY	Residential Driveway Entrances
12,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
12,000	LF	5 Inch White Thermoplastic Pavement Marking
15,000	LF	Concrete Curb and Gutter
35,000	SF	Concrete Sidewalk

### Group D: Unit Quantity Description Hot Mix Asphalt SUPERPAVE 12.5 MM, 18,000 TON PG 70-22 18,000 TON Hot Mix Asphalt SUPERPAVE 9.5 MM

### LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL REGULAR WORK SESSION MONDAY, FEBRUARY 12, 2018

### **ORDINANCE O-18-06**

AN ORDINANCE FOR the purpose of amending Chapter 18 - Ethics of the Code of the City of Seat Pleasant regarding the Ethics Commission, Conflict of Interest, Annual Financial Disclosure report for Elected Officials and Candidates for office, and Lobbying and generally relating to ethics in the City of Seat Pleasant.

### ORDINANCE O-18-07

AN ORDINANCE concerning the Amendment of the 2017-2018 Budget of the City of Seat Pleasant, as enacted by Ordinance O-17-20, adopted on May 15, 2017, shall be amended for the purposes of supplementing cost center items for the remaining of the fiscal year Telephones, Utilities, Health/Dental/Vision, and IT Support. Also, to approve for the City Administrator Con-tingency to create an overtime cost center under the City Administrators departmental budget.

### **RESOLUTION R-18-11**

### A RESOLUTION concerning the WAIVER OF COMPETITIVE BID-DING FOR SMART OF CITY EXCELLENCE STAFF RETREAT.

### **RESOLUTION R-18-12**

### A RESOLUTION concerning the WAIVER OF COMPETITIVE BID-DING FOR SMART OF CITY EXCELLENCE STAFF APPRECIATION DAY

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

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

129670

### LEGALS

Law Office of Cathy Braxton 300 New Jersey Avenue, NW, Suite 900 Washington, DC 20001 Telephone Number 202-476-9374

### SUBSTITUTE TRUSTEE'S SALE

Trustee's Sale of valuable fee simple property improved by premises known as 6520 Joplin Street, Capitol Heights, Maryland 20743. By virtue of the power and authority contained in a Special/Limited Warranty Deed, dated January 21, 2011, and recorded among the land records of Prince George's County, Maryland, in Liber 32487 at Page 0180, in the original principal amount of \$56,500.00, on March 8, 2011. Upon default and request for sale, the undersigned trustee will offer for sale at public auction at the Courthouse for the County of Prince George's, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on March 7, 2018, at 9:15 AM, all that property described in Special/Limited Warranty Deed, including but not limited to:

Being known and designated as Lots numbered Forty-Five (45) and FortySix (46), Block lettered "E", Section numbered One (1), In the subdivision known as "Carmody Hills", as per Plat recorded in Plat Book SDH-3, Plat No. 10, among the Land Records of Prince George's County, Maryland. Being in the 18th Election District of said county.

Said property is in fee simple and is improved by a dwelling and is sold "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easements, right-of-way, as may affect the same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of the sale. The balance of the purchase with interest at 15% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of the sale and thereafter assumed by purchaser. If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File Number Joplin 17-36024. Loan Type Mortgage/Security Deed. Cathy A. Braxton, Substitute Trustee,

# LEGALS

VS.

Carrie M. Ward, et al.

Substitute Trustees

LUCIA M. ADEWOLE 6401 Cosmos Court Glenn Dale, MD 20769

# In the Circuit Court for Prince

Notice is hereby given this 25th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6401 Cosmos Court, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of February, 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 26th day of February, 2018. The report states the purchase price at the Foreclosure sale to be

\$372,400.00. SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD

True Copy—Test: Sydney J. Harrison, Clerk 129522 (2-1,2-8,2-15)

### ORDER OF PUBLICATION

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

BOBBIE L ESTEP NICHOLA GROSS

JERRY GROSS TOWER FEDERAL CREDIT UNION EDUCATIONAL SYSTEMS EM-PLOYEES FEDERAL CREDIT CREDIT UNION

Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2017283, SEAT PLEASANT DISTRICT; 6,300 SQ FT & IMPS GREGORY ESTATES LOT 17 BLK A; ADDRESS 602 64TH AVE CAPITOL HEIGHTS 20743.

### Defendants

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

**Civil Division** 

Action No. CAE 18-

NOTICE

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

Plaintiffs

JEAN ANN WOODFORK 9118 Wallace Road Lanham, MD 20706

# George's County, Maryland Case No. CAEF 17-14141

Notice is hereby given this 25th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 9118 Wallace Road, Lanham, MD 20706, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 26th day of February, 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 26th day of February, 2018.

The report states the purchase price at the Foreclosure sale to be \$170,000.00.

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

True Copy—Test: Sydney J. Harrison, Clerk (2-1, 2-8, 2-15)129521

### **ORDER OF PUBLICATION**

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

Plaintiff

STEVEN N CANFIELD MARGIT R CANFIELD Prince George's County, Maryland

VS.

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1083625, LAUREL DISTRICT; 2,400 SQ FT & IMPS LAUREL LOT 17 BLK 39; AD-DRESS 365 MAIN ST LAÚREL 20707

Defendants

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

Civil Action No. CAE 18-00150

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

Plaintiff vs. LEWIS W ESTEP

(2-15,2-22)

NOTICE

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Plaintiffs

VS.

# Defendant(s)

George's County, Maryland Case No. CAEF 17-27789

Substitute Trustees,

Defendant(s)

# In the Circuit Court for Prince

10,000	1011	fiet militing finance of Entitien 2 site mility
		PG 64-22
22,000	SY	Full Depth Patching
150,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
6,000	SY	Residential Driveway Entrances
12,000	LF	5 Inch Yellow Thermoplastic Pavement Marking
12,000	LF	5 Inch White Thermoplastic Pavement Marking
16,000	LF	Concrete Curb and Gutter
35,000	SF	Concrete Sidewalk

Crown E.

Gloup E		
Quantity	Unit	Description
12,000	TON	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
12,000	TON	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22
12,000	SY	Full Depth Patching
90,000	SY	Milling Hot Mix Asphalt Pavement, One Inch
3,500	SY	Residential Driveway Entrances
7,500	LF	5 Inch Yellow Thermoplastic Pavement Marking
7,500	LF	5 Inch White Thermoplastic Pavement Marking
13,000	LF	Concrete Curb and Gutter
30,000	SF	Concrete Sidewalk

- 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 'Asphalt Resurfacing and Related Roadway Improvements – 5 Contracts, Contract Number 932-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 February 16, 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

129537

129653

(2-1,2-8,2-15)

### LEGALS

### CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL REGULAR WORK SESSION MONDAY, FEBRUARY 5, 2018

### **ORDINANCE O-18-05**

AN ORDINANCE concerning Amendment of Fiscal Year 2017-2018 Budget for the National Association of Police Athletic/Activities League Grant.

### **RESOLUTION R-18-10**

A RESOLUTION concerning the Adoption of an Emergency Preparedness and Operation Plan for the City of Seat Pleasant.

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

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

(2-15,2-22)

Harvey West Auctioneer's LLC 300 E. Joppa Road-Suite 1103 "Hampton Plaza" Baltimore, MD 21286

129667

### **LEGALS**

### LEGAL NOTICE

### CITY OF BOWIE, MD PUBLIC HEARING

### Ordinance O-1-18 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2017 and Ending June 30, 2018, as Embodied in Ordinance O-2-17, as Amended to Reflect the Receipt of Additional Grant Funding and to Appropriate Funds for the Following Projects and Pur-chases: Repairs to Truck #13; Re-placement of Submersible Pump and Installation of a Water Well at Church Road Park; Replacement of Well 4R at Bradford Lane; Improvements to Whitemarsh Park; Interpretive Panels for Belair Stable Museum; Im-provements to the Dog Park; Senior Citizen "Green" Housing Rehab Program; Due Diligence Evaluation of the Bowie Ice Arena; American Disabilities Act (ADA) Ramp at the Bowie Playhouse; Replacement of Wier Covers and Perform Additional Repairs and Maintenance at the Wastewater Treatment Plant: Brochures for the Old Bowie Walking Tour; Special Recall Election for District 2 and a Stormwater Manage-ment Plan for Public Works Main Facility..

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on January 16,

A Public Hearing is scheduled to be held at 8:00 p.m., Tuesday, February 20, 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 provided upon request to the City Clerk.

> ALFRED D. LOTT City Manager

(2-15)

129655

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

Prince George's County, described as follows: Tax Account No 2017283, SEAT PLEASANT DISTRICT; 6,300 SO FT & IMPS GREGORY ESTATES LÕT 17 BLK A; ADDRESS 602 64TH AVE CAPITOL HEIGHTS 20743.

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

It is thereupon this 5th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 2nd day of March, 2018, warning all persons interested in the property to appear in this Court by the 10th day of April, 2018, and redeem the property herein described 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 (2-15,2-22,3-1) 129648

### LEGALS

### NOTICE

IN THE MATTER OF: DeKare Jayden Tyler-Waters

### FOR THE CHANGE OF NAME TO: DeKare Jayden Tyler

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-02260

A petition has been filed to change DeKare Jayden Tyler-Waters to DeKare Jayden Tyler.

The latest day by which an objec-tion to the petition may be filed is March 5, 2018.

Sydney J. Harrison	n
Clerk of the Circuit Cou	
Prince George's County, N	laryland
129657	(2-15)

Prince George's County, described as follows: Tax Account No 1083625, LAUREL DISTRICT; 2,400 SQ FT & IMPS LAUREL LOT 17 BLK 39; AD-DRESS 365 MAIN ST LAUREL

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

It is thereupon this 5th day of Feb-ruary, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 2nd day of March, 2018, warning all persons interested in the property to appear in this Court by the 10th day of April, 2018, and redeem the prop-erty herein described 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 129649 (2-15,2-22,3-1)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

> In The Estate Of: CARL W. BURKHART

Estate No.: 108781

### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-You are hereby notified that a pe-tition has been filed by MICHELE DAWSON for judicial probate for the appointment of a personal rep-resentative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on March 13, 2018 at 9:30 AM. This bearing may be transferred or

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

129594

(2-8.2-15)

# Notice is hereby given this 24th day of January, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and

confirmed, unless cause to the contrary thereof be shown on or before the 26th day of February, 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 26th day of February, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$124,000.00. The property sold herein is known as 14615 Crescent Drive, Upper Marlboro, MD 20772.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129517 (2-1,2-8,2-15)

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

NOTICE

(2-15,2-22,3-1)

Cynthia King

Edward S. Cohn

AND

v.

Paul King

14615 Crescent Drive Upper Marlboro, MD 20772

Defendants

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-07510

### **LEGALS**

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF CAESAR A LEWIS

Notice is given that Ruth V Jones, whose address is 4018 Bridle Ridge Road, Upper Marlboro, MD 20773, was on January 12, 2018 appointed Personal Representative of the estate of Caesar A Lewis, 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 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 neir objections with the Register of Wills on or before the 12th day of July, 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.

RUTH V 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. 108875
129535	(2-1,2-8,2-15)

### NOTICE

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

Nathaniel K. Risch, Personal Representative for the Estate of Zinat Bahari 14237 Iib Street, Unit 32 Laurel, MD 20707

### 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

Malissia A. Holland

AND

v.

June Hatton Barr, Esq. Guardian of the Property for Malissia A. Holland

AND

Theresa Grant Guardian of the Person of Malissia Holland

7831 Woodyard Road Clinton, MD 20735

Defendants

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-26173

Notice is hereby given this 23rd day of January, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 23rd day of February, 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 23rd day of February, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$242,000.00. The property sold herein is known as 7831 Woodyard Road, Clinton, MD 20735.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129496 (2-1,2-8,2-15)

> Janelle Ryan-Colbert 9450 Marlboro Pike Suite 5 Upper Marlboro, MD 20772 301-576-6200

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES KENNETH KELLY

Notice is given that Regina Clay, whose address is 7525 Buchanan Street, Landover Hills, MD 20784, was on January 22, 2018 appointed Personal Representative of the estate of James Kenneth Kelly who died on September 17, 2017 with a will.

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

# NOTICE

LEGALS

VS.

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

Plaintiffs vs

Kimbley J. Lewis and Jacqueline Landdrum-Lewis Defendants IN THE CIRCUIT COURT FOR

### PRINCE GEORGE'S COUNTY, MARYLAND

### CIVIL NO. CAEF 14-32314

ORDERED, this 24th day of January, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15103 Green Wing Terrace, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of February, 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 26th day of

February, 2018, next. The report states the amount of sale to be \$211,000.00.

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

129498 (2-1, 2-8, 2-15)

### ORDER OF PUBLICATION

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

> Plaintiff VS.

511 ASHLEAF LLC RAMONA YOUNG DERRICK YOUNG Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 5539903, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 5,500 SQ FT JOSEPHS MANOR LOT 22 BLK A ASSMT \$45,100 LIB 35043 FL 213; ADDRESS 513 ASHLEAF AVE CAPITOL HEIGHTS 20743.

### Defendants

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

### Civil Action No. CAE 17-39058

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty situate, lying and being in

### NOTICE

Substitute Trustees,

Plaintiffs

Defendant(s)

Carrie M. Ward, et al.

ROBERT L. LOGAN

504 Birchleaf Avenue

Capitol Heights, MD 20743

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-05336

Notice is hereby given this 25th day of January, 2018, by the Circuit

Court for Prince George's County, Maryland, that the sale of the prop-

erty mentioned in these proceedings

and described as 504 Birchleaf Av-enue, Capitol Heights, MD 20743, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to

the contrary thereof be shown on or

before the 26th day of February, 2018, 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 26th day of Febru-

ary, 2018. The report states the purchase price at the Foreclosure sale to be

SYDNEY J. HARRISON

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

ORDER OF PUBLICATION

C/o Benjamin M. Decker, Esquire

(2-1,2-8,2-15)

Plaintiff

Defendants

True Copy—Test: Sydney J. Harrison, Clerk

FNA Marvland, LLC

2806 Reynolda Rd., #208

VS.

JONATHAN M BALLARD

Prince George's County, Maryland

Winston-Salem, NC 27106

\$144,000.00.

129523

### Laura H.G. O'Sullivan, et al., 6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees Plaintiffs

NOTICE

vs.

Cynthia Wood Russell Defendant

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

### CIVIL NO. CAEF 17-26208

ORDERED, this 22nd day of January, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 6831 Milltown Court, District Heights, Maryland 20747 men-tioned 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 r before the 22nd day of February 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 22nd day of February, 2018, next.

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

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

True Copy—Test: Sydney J. Harrison, Clerk

129497 (2-1,2-8,2-15)

> Milton E McIver PO Box 6927 Capitol Heights, MD 20791 301-420-5540

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF COLIN KEITH VERNON

Notice is given that Gregory K Vernon, whose address is 7051 Hall-mark Street, Riverside, CA 92505, was on January 23, 2018 appointed Personal Representative of the es-tate of Colin Keith Vernon, who died on January 12, 2018 without a will

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of July, 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

### NOTICE

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

Plaintiffs vs.

Benjamin Earl Thomas Jr. by Lawanne Thomas, Attorney-In-Fact Defendant

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

### **CIVIL NO. CAEF 16-38388**

ORDERED, this 25th day of January, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6304 Gateway Blvd, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of February, 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 26th day of February, 2018, next.

The report states the amount of sale to be \$148,960.00.

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

129520

(2-1,2-8,2-15)

### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDNA LOUISE FINK

Notice is given that Timothy Paul Fink, whose address is 12404 Canfield Lane, Bowie, MD 20715, was on January 19, 2018 appointed Personal Representative of the estate of Edna Louise Fink who died on December 12, 2017 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of July, 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 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.

AND Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property

and premises situate, described as: Prince George's County, described as follows: Tax Account No 0481432, SPAULDING 6TH ELECTION DIS-TRICT; 46.167 SQ FT & IMPS LIT-TLE WASHINGTON LOT 17 ASSMT \$136,234 LIB 36001 FL 078; ADDRESS 8918 SOUTH CHERRY

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-27813

Defendant

Notice is hereby given this 24th day of January, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of February, 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 26th day of February, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$150,000.00. The property sold herein is known as 14237 Jib Street, Unit 32, Laurel, MD 20707.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129516 (2-1,2-8,2-15)

### NOTICE

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

Substitute Trustees, Plaintiffs

XAVIER EASTERLING CONSTANCE HOWARD 9941 Boise Road Laurel, MD 20708

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-21426

Notice is hereby given this 19th day of January, 2018, by the Circuit Court for Prince George's County, Marvland, that the sale of the property mentioned in these proceedings and described as 9941 Boise Road, Laurel, MD 20708, 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 19th day of February, 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

19th day of February, 2018. The report states the purchase price at the Foreclosure sale to be \$197,200.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129437 (2-1,2-8,2-15)

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of July, 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 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.

REGINA CLAY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 107927 129531 (2-1,2-8,2-15)

The Prince George's Post **Proudly Serving** 

**Prince George's County** Since 1932

### NOTICE

IN THE MATTER OF: Meilin Kristine Lim

FOR THE CHANGE OF NAME TO: Meilin Kristine Ladines-Lim

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

Case No. CAE 18-02287

A petition has been filed to change the name of Meilin Kristine Lim to Meilin Kristine Ladines-Lim.

The latest day by which an objection to the petition may be filed is March 5, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 129662 (2-15)

129436

Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 5539903, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 5,500 SQ FT JOSEPHS MANOR LOT 22 BLK A ASSMT \$45,100 LIB 35043 FL 213; ADDRESS 513 ASHLEAF AVE CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts nec-essary for redemption have not been paid.

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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>129493</u> (2-1,2-8,2-15) erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

LN UPPER MARLBORO 20774

In the Circuit Court for

Prince George's County, Maryland Civil Division

Civil Action No. CAE 17-39059

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-

Prince George's County, described as follows: Tax Account No 0481432, SPAULDING 6TH ELECTION DIS-TRICT; 46.167 SQ FT & IMPS LIT-WASHINGTON LOT ASSMT \$136,234 LIB 36001 FL 078; ADDRESS 8918 SOUTH CHERRY LN UPPER MARLBORO 20774.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 <u>129494</u> (2-1,2-8,2-15)

### CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL REGULAR WORK SESSION TUESDAY, JANUARY 16, 2018

### CHARTER AMENDMENT RESOLUTION NO. CA-18-01

A RESOLUTION concerning A CHARTER AMENDMENT RESOLU-TION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in Municipal Charters of Maryland, Vol. 7 (2008 Replacement Edition and November 2015 Supplement)) for the purposes of providing that the City Clerk shall be supervised by and be under the direction and control of the City Administrator, and is accountable to the City Administrator; providing that, except as otherwise directed by the City Council through the City Administrator, or as except as required to fulfill a duty or responsibility expressly imposed upon the City Clerk by this Charter, the City Clerk shall work exclusively for the City Administrator; providing that the title of this Charter Amendment Resolution shall be deemed a fair summary and generally relating to the office of City Clerk of The City of Seat Pleasant.

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

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

(1-25,2-1,2-8,2-15)

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 ob-tained from the Register of Wills.

> GREGORY K VERNON Personal Representative

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

129534

v.

Estate No. 108981

(2-1,2-8,2-15)

### NOTICE

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

Ronald A. Johnson 12213 Pheasant Run Drive Laurel, MD 20708 Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-29253

Notice is hereby given this 29th day of January, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of March, 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 1st day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$181,122.00. The property sold herein is known as 12213 Pheasant Run Drive, Laurel, MD 20708.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129559 (2-8,2-15,2-22) 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.

TIMOTHY PAUL FINK Personal Representative

129533

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

Estate No. 108936 (2-1,2-8,2-15)

### LEGALS

### NOTICE

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

Timothy L. Capino 12006 Towanda Lane Bowie, MD 20715

Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-12545

Notice is hereby given this 29th day of January, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of March, 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 1st day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$294,175.00. The property sold herein is known as 12006 Towanda Lane, Bowie, MD 20715.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129560 (2-8,2-15,2-22)

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

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

2608 BOX TREE DR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 14, 2005 and recorded in Liber 25346, Folio 42 among the Land Records of Prince George's County, MD, with an original principal balance of \$492,000.00, 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

### FEBRUARY 27, 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 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 \$49,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE 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 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 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. 190933-1)

### 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

### 9903 GAY DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated July 3, 2008 and recorded in Liber 29937, Folio 737 among the Land Records of Prince George's County, MD, with an original principal balance of \$230,000.00 and a current interest rate of 7%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 21, 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 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 Taxes due tor 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 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 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-ceede sculting from soid recels over it such curplus recults from improveceeds 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. 104753-1)

### 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

### (2-1,2-8,2-15) 129454

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

9306 ELDON DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated August 20, 2008 and recorded in Liber 29987, Folio 237 among the Land Records of Prince George's County, MD, with an original principal balance of \$238,119.00 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

### FEBRUARY 21, 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 \$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 morey 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 be 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 taxing the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is solposts of any tax sale ate of sale. The sale is subject 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 oler and sever charges stas

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

(2-1, 2-8, 2-15)

(2-8,2-15,2-22) 129453

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (201) 961 6555

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

(301) 961-6555

129541

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

### 4704 ROLLING DALE WAY A/R/T/A 4704 ROLLINGDALE WAY CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated January 18, 2008 and recorded in Liber 29671, Folio 731 among the Land Records of Prince George's County, MD, with an original principal balance of \$201,120.00 and a current interest rate of 6.25%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 21, 2018 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 \$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 pur-chaser. Any deferred water and sewer charges that purports to cover or de 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 conearly 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 insole relifiedy, in law of equily, stall be the refutition the deposit without the 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 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. 306959-1)

### 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 (301) 961-6555

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

### 5653 ROCK QUARRY TERR. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated November 9, 2009 and recorded in Liber 31349, Folio 146 among the Land Records of Prince George's County, MD, with an original principal balance of \$195,617.00 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

### FEBRUARY 21, 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 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 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. 164770-4)

### 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

(2-1,2-8,2-15) 129458

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

### 3745 HALLOWAY NORTH UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated August 6, 2007 and recorded in Liber 28757, Folio 357 among the Land Records of Prince George's County, MD, with an original principal balance of \$291,300.00 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

### FEBRUARY 21, 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 \$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. 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 susmer sink 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 prior to the sale is subject to post-sale audit of the status of the loan of sale. The sale is subject to post-sale audit of the status of the loan of the property, and susmer sink of loss or damage to the property from the date of sale. The s

### 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

(2-1,2-8,2-15)

(2-1,2-8,2-15) 129457

### AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, Maryland 20852 Telephone 301-738-7657 Telecopier 301-424-0124

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

Improved by premises known as

### 6004 Magnolia Court, Seabrook, MD 20706-2830

By virtue of the power and authority contained in a Deed of Trust from LAWRENCE E. BECKFORD (PATRICIA A. BECKFORD, CURRENT OWNER), dated July 16, 1987 and recorded in Liber 6714 at Folio 394 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction at in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

### FRIDAY, MARCH 2, 2018 AT 3:05 P.M.

all that property described in said Deed of Trust as follows: Lot numbered Nine (9) in Block lettered "A" in a subdivision known "RESUBDIVISION OF PRINCESS GARDENS" as per plat as recorded in Plat Book WWW 36 at Plat 89 among the Land Records of Prince George's County, Maryland; being in the 20th Election District of said County. PROPERTY ADDRESS: 6004 Magnolia Court, Seabrook, Maryland 20706.

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

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

### **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

# 10517 THRIFT RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated August 15, 2013 and recorded in Liber 35777, Folio 391 among the Land Records of Prince George's County, MD, with an original principal balance of \$237,900.00, 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 Prince George's County, MD, St.) on Prince George's County, MD, St. (Dependent County, MD, 20772) (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Prince George's County, MD, 20772 (Duval Wing entrance, located on Main St.) on Princ located on Main St.), on

### FEBRUARY 27, 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 de-scribed as follows: Being parcel No. Two of the land of Dorothy M. Cupp as described in a conveyance recorded among the land records of Prince George's County, Maryland (9th Election District) in Liber 6328 at Folio 940, and being more particularly described as follows:

Beginning for the same at a point lying in the northwesterly right of way line of Thrift Road. 30 feet from the baseline thereof as shown on Prince George's County Right of Way Plat #862, distant South 52 degrees 18'16' East, 10.09 feet from the southwesterly corner of lot 1 "Cupp's Addition to Waldon Woods" (Plat Book NLP 154 at Plat 6), and thence running along said northwesterly right of way line of Thrift Road,

1) South 45 degrees 11'44" west, 113.90 feet to a point; Thence running, in part, along the line of division between the aforesaid parcel No. Two of Cupp and Lots 27 Thru 29, Block 'A', "Pope's Addition to Waldon Woods" (Plat Book WWW 87 at Plat 74)

2) North 21 degrees 02'01" West, 184.27 feet to a point; Thence running along a line of division between parcel No's one and two of the aforesaid Cupp Land,

3) North 69 degrees 00'24" East, 20.22 feet to a point; Thence running along a line of Division between said parcel No.'s One and Two and also the afore-said Lot 1 "Cupp's Addition to Waldon Woods",

4) South 52 degree 18'16" East, 161.86 feet to the point of beginning.

Containing 11,002 square feet of 0.2526 of an acre of land.

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 to all 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 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-conde gravity in the state of t resale even if such surplus results from improveceeds resulting from said

### LEGALS

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

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

# 2314 HADDON PLACE BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Harry P. Persaud and Lucy Persaud, dated December 11, 2007, and recorded in Liber 29127 at folio 582 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

### MARCH 6, 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 discretion, for \$45,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners 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 escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-615693</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

129665

(2-15, 2-22, 3-1)

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

### **PUBLIC NOTICE**

### APPROVAL OF THE GREATER CHEVERLY SECTOR PLAN FOR A PORTION OF PLANNING AREAS 69 and 72 IN PRINCE GEORGE'S COUNTY (Council Resolution No. CR-4-2018)

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, January 23, 2018, the County Council of Prince George's County, sitting as the District Council, adopted CR-4-2018, an Or dinance to approve the Greater Cheverly Sector Plan for the Prince George's County. The sector plan provides a new vision to guide future growth and redevelopment at the commercial properties along MD 202 (Landover Road), Tuxedo Road / Arbor Street and 52nd Avenue areas, the industrial areas near the US 50/Baltimore-Washington Parkway/Kenilworth Avenue interchange, east of the Washington, D.C. line, and north of Sheriff Road. Additionally, it will focus on the Redevelopment Authority and Town of Cheverly-owned properties (The Pointe at Cheverly) at the corner of 57th Avenue and MD 450 (Annapolis Road), the areas around the Cheverly Metro Station, the Prince George's Hospital Center property and the Fairmont Heights High School site

129613

(2-15,2-22,3-1)

129546

### LEGALS

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

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

### 8911 TOWN CENTRE CIRCLE #101 LARGO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Estate of Hans Joseph Jones, dated December 30, 2005, and recorded in Liber 23924 at folio 177 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

### MARCH 6, 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 Irust. 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 \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-602769)

### 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

129619

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. 310000-1)

# 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

(2-8,2-15,2-22)

### LEGALS

### **ADVERTISEMENT**

Prince George's County, Maryland Is Committed To Delivering Excellence In Government Services To Its Citizens. The County Is Seeking Bids Or Proposals From Businesses Who Share In A "Total Quality" Commitment In The Provision Of Services To Their Customers

Sealed Bids And/Or Proposals Will Be Received In The Prince George's County Office Of Central Services Until The Date And Local Time Indicated For The Following Solicitations.

Bid/ <u>Proposal #</u>	Description	Bid Opening/ Closing Date & Time	Plan/Spec. <u>Deposit/Cost</u>
S18-019	Laboratory Services (Cytology, PAP and Miscellaneous Testing)	Pre-Bid Conference: 3/1/18 @ 10:00 a.m. Closing Date: 3/22/18 @ 3:00 p.m.	\$5.50
S17-094	Time and Material Laundry Equipment Repairs	Pre-Bid Conference: 2/22/18 @ 10:00 a.m. Closing Date: 3/8/18 @ 3:00 p.m.	\$5.50

### PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

Solicitations identified with an asterisk (\*) are reserved for Minority vendors, certified by Prince George's County, under authority of CB-1-1992. Double asterisk (\*\*) solicitations contain a provision for subcontracting with Minority vendors certified by Prince George's County.

The County reserves the right to reject any or all bids or proposals in the best interest of the County.

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County's website www.princegeorgescountymd.gov. Documents may also be obtained from the Prince George's County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George's County Maryland. Special ADA accommodations may be made by writing or calling the same office.

-BY AUTHORITY OF Rushern L. Baker, III County Executive

The approved sector plan amends the 2014 General Plan, Plan Prince George's 2035, by defining the boundaries of the Cheverly Metro Local Transit Center. It replaces the 2005 Sector Plan for the Tuxedo Road/Arbor Street/Cheverly Metro Area in its entirety and the 1994 Bladensburg, New Carrolton, and Vicinity Master Plan, the 2009 Port Towns Sector Plan, the 2010 Subregion 4 Master Plan, the 2014 Landover Metro Area and MD 202 Corridor Sector Plan for the portions of Planning Areas 69 and 72 within the sector plan boundaries. In addition, the approved sector plan will amend the 2009 Countywide Master Plan of Transportation and the Formula 2040: A Functional Master Plan for Parks, Recreation and Oven Svace.

Copies of the approved 2018 Greater Cheverly Sector Plan, consisting of the adopted sector plan and the District Council Resolution of Approval CR-4-2018, are available at The Maryland-National Capital Park and Planning Commission, Planning Information Office located on the Lower Level of the County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland. Additional information is available on the project web site: www.pgplanning.org/greatercheverlysectorplan. Questions may also be directed to the project leader, Sam White, at 301-952-4332 or e-mail at Sam.White@ppd.mncppc.org.

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

ATTEST: Redis C. Floyd Clerk of the Council

129666

(2-15)

### LEGALS

### **Request For Applications:**

The Behavioral Health Division of Prince George's County Health Department (PGCHD) is responsible for the planning, provision, coordination, contracting, and monitoring of publicly funded mental health, substance abuse prevention and treatment services.

PGCHD is soliciting applicants to apply for a Request for Funding Application (RFA) to provide Social Marketing Campaign activities that will focus on addictions-related prevention and early intervention services throughout Prince George's County, Maryland.

> RFA Opening Date is February 12, 2018 Letter of Intent is Due February 20, 2018 RFA Closing Date is March 3, 2018 Pre-Application Conference Date is February 21, 2018

A copy of the RFA may be obtained from the Prince George's County Department, Prevention, Recovery and Tobacco Control Office located at 425 Brightseat Road, Suite 101D, Landover, MD 20785, (301) 333-4803.

(2-15) 129671

Plaintiff

### **ORDER OF PUBLICATION**

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

vs.

CARLOS A BENNETT BRANCH BANKING AND TRUST COMPANY Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0580100, SPAUDLING 6TH DISTRICT; 6,907 SQ FT & IMPS SKYLINE HILLS PLAT LOT 78 BLK A ASSMT \$260,134 LIB 14021 FL 372; AD-DRESS 4404 JOHN ST SUITLAND MD 20746.

### Defendants

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

### Civil Action No. CAE 17-37046

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

Prince George's County, described as follows: Tax Account No 0580100, SPAUDLING 6TH DISTRICT; 6,907 SQ FT & IMPS SKYLINE HILLS PLAT LOT 78 BLK A ASSMT \$260,134 LIB 14021 FL 372; AD-DRESS 4404 JOHN ST SUITLAND MD 20746

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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

2018, and redeem the property herein described 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 (2-1, 2-8, 2-15)129474

### **ORDER OF PUBLICATION**

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

VS.

Plaintiff

BROTHERHOOD OF SEAT PLEAS-ANT VOLUNTEERFIREMEN AND PROTECTIVE ASSOCIATION, INC Prince George's County, Maryland AND

### Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1995786, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 22,974 SQ FT & IMPS ASSMT \$350,600 MAP 073 GRID C1 PAR 306 LIB 04015 FL 061; ADDRESS 6305 ADDISON RD CAPITOL HEIGHTS 20743.

### Defendants

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

Civil Action No. CAE 17-37048

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

Prince George's County, described as follows: Tax Account No 1995786, SEAT PLEASANT 18TH ELEC-TION DISTRICT; 22,974 SQ FT & IMPS ASSMT \$350,600 MAP 073 GRID C1 PAR 306 LIB 04015 FL 061; ADDRESS 6305 ADDISON RD CAPITOL HEIGHTS 20743.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince County Maryland

LEGALS

MARLBORO 3RD ELECTION DIS-TRICT; GARAGE 5-6 (EN TIRE IMPS RAZED 4/1/04) 200 SQ FT & IMPS NORMANDY PLACE CON ASSMT \$6,000 LIB 0000 FL 000 UNIT GAR 5- BLDG 5; ADDRESS 13800 FARNSWORTH LN UPPER MARLBORO 20772 CONDO UNIT: Gar 5-6.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 129476 (2-1,2-8,2-15)

### **ORDER OF PUBLICATION** FNA Maryland, LLC

C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

GARY D EATON DESMOND B. EATON THE WASHINGTON SAVINGS BANK FSB GERALD J. TRUSTEE KEVIN P. HUFFMAN, TRUSTEE OLD LINE BANK Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0204966, MARLBORO 3RD ELECTION DIS-TRICT; 2.7500 ACRES ASSMT \$97,900 MAP 101 GRID D1 PAR 002 LIB 22168 FL 708; ADDRESS 13807 OLD MARLBORO PIKE UPPER MARLBORO 20772.

### Defendants

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

### **ORDER OF PUBLICATION**

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

Plaintiff VS. CAMERON JOHN WILLIAM

BARRY WELLS FARGO BANK, NA STATE EMPLOYEES CREDIT UNION OF MARYLAND, INCOR-PORATED Prince George's County, Maryland

AND Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0009977, VANSVILLE 1ST ELECTION DIS-TRICT; 2,047 SQ FT IMPS CHERRY GLEN CONDO ASSMT \$94,000 LIB 37318 FL 417 UNIT 67; ADDRESS 11202 CHERRY HILL BELTSVILLE 20705 CONDO UNIT:

67.

Defendants

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

Civil Action No. CAE 17-37051

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

Prince George's County, described as follows: Tax Account No 0009977, VANSVILLE 1ST ELECTION DIS-TRICT; 2,047 SQ FT IMPS CHERRY GLEN CONDO ASSMT \$94,000 LIB 37318 FL 417 UNIT 67; ADDRESS 11202 CHERRY HILL RD BELTSVILLE 20705 CONDO UNIT: 67.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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**

this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 129479 (2-1,2-8,2-15)

### ORDER OF PUBLICATION

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

VS.

Plaintiff

MARY B GARLAND KEVIN A LEWIS BANK OF NEW YORK MELLON BANK OF AMERICA, NA PRLAP, INC. TRUSTEE Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2169449, LANHAM 20TH ELECTION DIS-TRICT; 6,638 SQ FT & IMPS WHIT-FIELD WOODS LOT 7 BLK P ASSMT \$224,200 LIB 11122 FL 188; ADDRESS 5113 WHITFIELD CHAPEL RD LANHAM 20706.

Defendants

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

### Civil Action No. CAE 17-37053

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following proprty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 2169449, LANHAM 20TH ELECTION DIS-TRICT; 6,638 SQ FT & IMPS WHIT-FIELD WOODS LOT 7 BLK P ASSMT \$224,200 LIB 11122 FL 188; ADDRESS 5113 WHITFIELD

erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0402958, PISCATAWAY 5TH ELECTION DIS-TRICT: 3.7400 ACRES & IMPS ASSMT \$189,067 MAP 124 GRID D3 PAR 030 LIB 10320 FL 716; AD-DRESS 10660 PISCATAWAY RD CLINTON 20735.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 129481 (2-1,2-8,2-15)

### **ORDER OF PUBLICATION**

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

Plaintiff

THEODORE JAMES BASILI Prince George's County, Maryland

VS.

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0992776, LAUREL 10TH ELECTION DIS-TRICT; 5,295 SQ FT & IMPS LAU-REL OAKS CONDO ASSMT \$171,200 LIB 31530 FL 488 UNIT 62; ADDRESS 15021 LAUREL OAKS LN LAUREL 20707 UNIT: 62.

Defendants

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

# Plaintiff vs. WHITTAKER,

True Copy—Test: Sydney J. Harrison, Clerk 129473 (2-1,2-8,2-15)

### **ORDER OF PUBLICATION**

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

Plaintiff

vs. FELIX R COLQUE

Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0115634, BLADENSBURG 2ND ELECTION DISTRICT; 6,340 SQ FT & IMPS ROGERS HEIGHTS LOT 27 BLK 14 ASSMT \$198,334 LIB 35878 FL 601; ADDRESS 5610 ELBERTON PL HY-ATTSVILLE 20781.

Defendants

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

### Civil Action No. CAE 17-37047

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

Prince George's County, described as follows: Tax Account No 0115634, BLADENSBURG 2ND ELECTION DISTRICT; 6,340 SQ FT & IMPS ROGERS HEIGHTS LOT 27 BLK 14 ASSMT \$198,334 LIB 35878 FL 601; ADDRESS 5610 ELBERTON PL HY-ATTSVILLE 20781.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March,

week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 129475 (2-1,2-8,2-15)

### **ORDER OF PUBLICATION**

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

VS.

Plaintiff

KIMBERLY BROWN PENNYMAC LOAN SERVICES, LLCLAW GROUP L.L.C. BWW TRUSTEE Prince George's County, Maryland

### AND

### Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3169034, MARLBORO 3RD ELECTION DIS-TRICT; GARAGE 5-6 (EN TIRE IMPS RAZED 4/1/04) 200 SQ FT & IMPS NORMANDY PLACE CON ASSMT \$6,000 LIB 0000 FL 000 UNIT GAR 5- BLDG 5; ADDRESS 13800 FARNSWORTH LN UPPER MARLBORO 20772 CONDO UNIT: Gar 5-6.

### Defendants

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

### Civil Action No. CAE 17-37049

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

Prince George's County, described as follows: Tax Account No 3169034.

il Action No. CAE 17

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

Prince George's County, described as follows: Tax Account No 0204966, MARLBORO 3RD ELECTION DIS-TRICT; 2.7500 ACRES ASSMT \$97,900 MAP 101 GRID D1 PAR 002 LIB 22168 FL 708; ADDRESS 13807 OLD MARLBORO PIKE UPPER MARLBORO 20772.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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	t:
Sydney J. Harris	son, Clerk
129477	(2-1,2-8,2-15)

### NOTICE

IN THE MATTER OF: Joseph Benigno Lim

FOR THE CHANGE OF NAME TO: Joseph Benigno Ladines-Lim

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

### Case No. CAE 18-02120

A petition has been filed to change the name of Joseph Benigno Lim to Joseph Benigno Ladines-Lim.

The latest day by which an objection to the petition may be filed is March 5, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 129658 (2-15)

SYDNEY J. HARRISON Clerk of the Circuit Court for

True Copy—Test: Sydney J. Harrison, Clerk <u>129478</u> (2-1,2-8,2-15)

Prince George's County, Maryland

### ORDER OF PUBLICATION

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

Plaintiff

JAMES FRANCIS COWAN THE BANK OF NEW YORK MELLON Prince George's County, Maryland

vs.

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1076934, LAUREL 10TH ELECTION DIS-TRICT; 2,962 SQ FT & IMPS THE VILLAGE AT GRE ASSMT \$156,000 LIB 09964 FL 495 UNIT 149 BLDG 30; ADDRESS 9429 TREVINO TER LÁUREL 20708 CONDO UNIT: 149.

Defendants

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

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

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

January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of

### CHAPEL RD LANHAM 20706.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 Ĵ. Harrison,	Clerk
129480	(2-1,2-8,2-15)

### ORDER OF PUBLICATION

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

vs.

### Plaintiff

BIBLE LIGHTHOUSE MISSION ARY CHURCH INC AKA BIBLE LIGHTHOUSE MINISTRIES, INC. Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0402958 PISCATAWAY 5TH ELECTION DISTRICT; 3.7400 ACRES & IMPS ASSMT \$189.067 MAP 124 GRID D3 PAR 030 LIB 10320 FL 716; AD-DRESS 10660 PISCATAWAY RD CLINTON 20735.

### Defendants

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

### Civil Action No. CAE 17-37054

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-

### Civil Action No. CAE 17-37055

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

Prince George's County, described as follows: Tax Account No 0992776, LAUREL 10TH ELECTION DIS-TRICT; 5,295 SQ FT & IMPS LAU-REL OAKS CONDO ASSMT \$171,200 LIB 31530 FL 488 UNIT 62; ADDRESS 15021 LAUREL OAKS LN LAUREL 20707 UNIT: 62.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 129482 (2-1,2-8,2-15)

### NOTICE

IN THE MATTER OF: **Tiffany Nicole Vaughan** 

FOR THE CHANGE OF NAME TO: Tiffanny Nicole Smith

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

Case No. CAE 18-02264

A petition has been filed to change the name of Tiffany Nicole Vaughan to Tiffany Nicole Smith.

The latest day by which an objection to the petition may be filed is March 5, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 129659 (2-15)

# Civil Action No. CAE 17-37052 The object of this proceeding is to

erty situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1076934, LAUREL 10TH ELECTION DIS-TRICT: 2.962 SO FT & IMPS THE VILLAGE AT GRE ASSMT \$156,000 LIB 09964 FL 495 UNIT 149 BLDG 30; ADDRESS 9429 TREVINO TER LAUREL 20708 CONDO UNIT: 149.

The Complaint states, among

It is thereupon this 22nd day of

February 15 – February 21, 2018 – The Prince George's Post – A15

# The Prince George's Post

Your Newspaper of Legal Record

# Call (301) 627-0900



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

Plaintiff

### **ORDER OF PUBLICATION**

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

VS.

GARCIA ELITE INVESTMENTS, Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0128264, BLADENSBURG 2ND ELECTION DISTRICT; LTS 29.30.31.3 2 (EN-TIRE IMPS RAZ ED 11/1/10) 7,950 SQ FT DUCAT TOWN ASSMT \$45,300 LIB 37672 FL 633; ADDRESS 5507 CARTERS LN RIVERDALE 20737.

### Defendants

### In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 17-37033

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

Prince George's County, described as follows: Tax Account No 0128264, BLADENSBURG 2ND ELECTION DISTRICT; LTS 29.30.31.3 2 (EN-TIRE IMPS RAZ ED 11/1/10) 7,950 SO FT DUCAT TOWN ASSMT \$45,300 LIB 37672 FL 633; ADDRESS 5507 CARTERS LN RIVERDALE 20737

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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  $\tilde{J}.$  Harrison, Clerk <u>129461</u> (2-1,2-8,2-15)

### **ORDER OF PUBLICATION**

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

vs.

Plaintiff

AUDREY L MALONE Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1945633. CHILLUM 17TH ELECTION DIS-TRICT; BLDG 3 UNIT 10 6 2,492 SQ FT & IMPS PRESIDENTIAL PARK ASSMT \$51,333 LIB 05559 FL 724 UNIT 106: ADDRESS 9205 NEW HAMPSHIRE AVE SILVER SPRING 20903 CONDO UNIT: 106.

Defendants

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

Civil Action No. CAE 17-37035

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

Prince George's County, described as follows: Tax Account No 1945633, CHILLUM 17TH ELECTION DIS-TRICT; BLDG 3 UNIT 10 6 2,492 SQ FT & IMPS PRESIDENTIAL PARK ASSMT \$51,333 LIB 05559 FL 724 UNIT 106; ADDRESS 9205 NEW HAMPSHIRE AVE SILVER SPRING 20903 CONDO UNIT: 106.

The Complaint states, among other things, that the amounts necessary for redemption have not been

paid It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper hav-

### LEGALS

### PL CAPITOL HEIGHTS 20743.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 (2-1,2-8,2-15) 129463

# **ORDER OF PUBLICATION**

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

Plaintiff VS. THE CATHERINE M. GARLAND

TRUST, F/B/O LAWRENCE CHARLES MCNABB Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2365732, BERWYN 21ST ELECTION DIS-TRICT; LOTS 8 9 7,950 SQ FT & IMPS DANIELS PARK ADDN BLK 10 ASSMT \$200,400 LIB 35247 FL 248: ADDRESS5107 IROOUOIS ST COLLEGE PARK 20740.

### Defendants

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

### Civil Action No. CAE 17-37037

The object of this proceeding is to redemption in the following prop-erty situate, lying and being in Prince George's County, Maryland, Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

as follows: Tax Account No 2365732, BERWYN 21ST ELECTION DIS-TRICT: LOTS 8 9 7.950 SO FT & IMPS DANIELS PARK ADDN BLK 10 ASSMT \$200,400 LIB 35247 FL 248; ADDRESS5107 IROQUOIS ST COLLEGE PARK 20740.

### **Civil Division** Civil Action No. CAE 17-37038

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

Prince George's County, described as follows: Tax Account No 1425545, KENT 13TH ELECTION DISTRICT; LOTS 17 18 19 8,244 SQ FT & IMPS EAST COLUMBIA PARK BLK ] ASSMT \$174,434 LIB 04008 FL 786 ADDRESS 7101 EAST SPRING ST LANDOVER 20785

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 129465 (2-1,2-8,2-15)

### LEGALS

### **ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1<sup>st</sup> FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

7700 OLD BRANCH AVE #A201

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

7700 OLD BRANCH AVE #A201

### BOBBY L GALLON

vs.

CLINTON MD 20735

County and known as:)

CLINTON MD 20735

SERVE:

AND

And

secure the foreclosure of all rights of sold by the Collector of Taxes for

Prince George's County, described

ORDER OF PUBLICATION RICK CORBIN

v.

AND

AND

C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND 21146

Plaintiff

GEORGE C. WILLIAMS

SERVE: 5542 KAREN ELAINE DR. **UNIT 1502** HYATTSVILLE MD 20784

SERVE: 1016 TYLER DR. TUPELO MS 38801

ALLAN P. FEIGELSON, SUBSTITUTE TRUSTEE

SERVE: 8337 CHERRY LANE LAUREL, MD 20707

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

### 5542 KAREN ELAINE DR. **UNIT 1502** HYATTSVILLE MD 20784

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

Defendants

### In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 17-40918

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

All that property in Prince George's County described as: UNIT 1502, 3,840.000 Sq.Ft. & Imps. Frenchmans Creek C, Assmt \$31,334 Lib 09018 FL 563 UNIT 1502, located at 5542 Karen Elaine Drive, Unit 1502, Hvattsville, Maryland 20784, Tax Account No. 20-2267367, Deed Ref. 9018/563 and assessed to Williams, George C.

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

It is thereupon this 5th day of Feb-ruary, 2018, by the Circuit Court for Prince George's County:

**ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince orge' County once veek for three (3) successive weeks on or before the 2nd day of March, 2018, warning all persons interested in the property to appear in this Court by the 10th day of April, 2018 and redeem the property described above 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

v.

### **ORDER OF PUBLICATION** SARGON DE JESUS

C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146

Plaintiff

MARKETSHARE PROPERTIES,

SERVE: FINANCIAL MANAGEMENT SOLUTIONS, LLC RESIDENT AGENT 4800 MONTGOMERY LANE, 10TH FLOOR BETHESDA, MARYLAND 20814

AND

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

7700 WOODYARD ROAD CLINTON, MARYLAND 20735

AND

PRINCE GEORGE'S COUNTY, MARYLAND SERVE: M. ANDREE GREEN, ESQ., COUNTY ATTORNEY COUNTY ADMINISTRATION BLDG. 14741 GOVERNOR ODEN BOWIE DR. UPPER MARLBORO, MD 20772

### AND

UNKNOWN OWNERS OF THE PROPERTY: 7700 WOODYARD ROAD CLINTON, MARYLAND 20735 The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

### Defendants

### In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 18-00870

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

All that property in Prince George's County described as: PT PAR

61(NEW FR 0979260 PER OW R &

SUP 99) 6.000 ACRES, ASSMT

\$52,600 MAP 108 GRID D4 PAR 061

LIB 34570 FL 094, located at 7700

Woodyard Road, Clinton, Maryland

20735, Tax Account No. 09-3258902, Deed Ref. 34570/094 and assessed to

The Complaint states, among

other things, that the amounts nec-

essary for redemption have not

Marketshare Properties LLC.

True Copy—Test: Sydney J. Harrison, Clerk 129460 (2-1,2-8,2-15)

### **ORDER OF PUBLICATION**

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

Plaintiff

JUAN A FLORES

vs.

Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2294619, BERWYN 21ST ELECTION DIS-TRICT; LOTS 4 5 CAE08-08542 TDT 02/03/09 6.300 SO FT & IMPS LO-CUST SPRINGS BLK F ASSMT \$191,433 LIB 30695 FL 549; AD-DRESS 9114 49TH PL COLLEGE PARK 20740.

### Defendants

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

### Civil Action No. CAE 17-37034

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

Prince George's County, described as follows: Tax Account No 2294619, BERWYN 21ST ELECTION DIS-TRICT; LOTS 4 5 CAE08-08542 TDT 02/03/09 6,300 SQ FT & IMPS LO-CUST SPRINGS BLK F ASSMT \$191,433 LIB 30695 FL 549; AD-DRESS 9114 49TH PL COLLEGE PARK 20740.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February 2018, warning all persons interested

ing a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 (2-1,2-8,2-15) 129462

### **ORDER OF PUBLICATION**

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

Plaintiff

JOSE GARCIA Prince George's County, Maryland

VS.

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2107274, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LOTS 9 & 10 5,000 SQ FT & IMPS SEAT PLEASANT HEIG BLK O ASSMT \$167,466 LIB 36052 FL 262; ADDRESS 516 70TH PL CAPITOL HEIGHTS 20743.

### Defendants

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

### Civil Action No. CAE 17-37036

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

Prince George's County, described as follows: Tax Account No 2107274, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LOTS 9 & 10 5,000 SQ FT & IMPS SEAT PLEASANT HEIG BLK O ASSMT \$167,466 LIB 36052 FL 262; ADDRESS 516 70TH

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 (2-1,2-8,2-15) 129464

### **ORDER OF PUBLICATION**

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

VS.

Plaintiff

SARAH E. GALLMON WELLS FARGO BANK, NA SECRETARY OF HOUSING AND URBAN DEVELOPMENT B. GEORGE BALLMAN, TRUSTEE Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1425545, KENT 13TH ELECTION DISTRICT; LOTS 17 18 19 8,244 SO FT & IMPS EAST COLUMBIA PARK BLK J ASSMT \$174,434 LIB 04008 FL 786; ADDRESS 7101 EAST SPRING ST LANDOVER 20785.

### Defendants

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

7700 OLD BRANCH AVE #A201 de scribed as follows: Property Tax ID 09-0886945 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Unknown Owner of the property

And

# PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: JARED M. McCARTHY, COUNTY ATTORNEY 14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121 UPPER MARLBORO, MD 20772

Defendants

### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-39894

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

(18.5617 Sf Df R to St Md Rw38 98 -99) 1485 Sqft & Imps S D S Square Condo, Assmt \$99,500 Lib 00000 Fl 000 and assessed to BOBBY L GAL LON and , also known as 7700 OLD BRANCH AVE #A201, CLINTON MD 20735, Tax Account No. 09-0886945 on the Tax Roll of the Director of Finance.

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

It is thereupon this 5th day of Feb-ruary, 2018, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be fore the 2nd day of March, 2018, warning all persons interested in the property to appear in this Court by the 10th day of April, 2018 and redeem the property described above 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 129647 (2-15,2-22,3-1)

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

True Copy-Test: Sydney J. Harrison, Clerk 129650 (2-15,2-22,3-1)

### LEGALS

# NOTICE

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

Substitute Trustees, Plaintiffs

Mark J. L. Muse 4803 Colonel Brooke Court, Unit 298

v.

Upper Marlboro, MD 20772 Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-24908

Notice is hereby given this 13th day of February, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of March, 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 13th day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$81,302.00. The property sold herein is known as 4803 Colonel Brooke Court, Unit 298, Upper Marlboro, MD 20772.

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

True Copy—Test: Sydney J. Harrison, Clerk 129672 (2-15,2-22,3-1) been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 5th day of February, 2018, by the Circuit Court for

Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 2nd day of March, 2018, warning all persons interested in the property to appear in this Court by the 10th day of April, 2018 and redeem the property described above 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 (2-15,2-22,3-1) 129651

### **LEGALS**

### NOTICE

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

> Substitute Trustees, Plaintiffs

VS.

CHARLES MCGLONE 7330 Shady Glen Terrace Capitol Heights, MD 20743 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-15651

Notice is hereby given this 5th day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7330 Shady Glen Terrace, 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 5th day of March, 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 5th day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$150,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129643 (2-15,2-22,3-1)

Plaintiff

### **ORDER OF PUBLICATION**

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

VS.

ANDREA BONNICK-OPESANMI OLUSEYE A. OPESANMI CALIBER HOME LOANS, INC. SAMUEL I WHITE TRUSTEE Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3025350, SURRATTSVILLE 9TH ELECTION DISTRICT; 25,897 SQ FT & IMPS TOWNSEND SUB RESUB LOT 28 ASSMT \$224,800 LIB 29821 FL 073; ADDRESS 8510 DANGERFIELD RD CLINTON MD 20735.

### Defendants

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

### Civil Action No. CAE 17-37039

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

Prince George's County, described as follows: Tax Account No 3025350, SURRATTSVILLE 9TH ELECTION DISTRICT; 25,897 SQ FT & IMPS TOWNSEND SUB RESUB LOT 28 ASSMT \$224,800 LIB 29821 FL 073; ADDRESS 8510 DANGERFIELD RD CLINTON MD 20735

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Marvland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 129467 (2-1, 2-8, 2-15)

### **ORDER OF PUBLICATION**

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

> Plaintiff vs.

### OMOEFE OZOMARO NATIONSTAR MORTGAGE, LLC Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1109099, LAUREL 10TH ELECTION DIS-TRICT; 14,343 SQ FT BRAIRWOOD LOT 32 BLK G ASSMT \$101,000 LIB 20836 FL 483; ADDRESS 13716 EN-GLEMAN DR LAUREL 20708.

### Defendants

### In the Circuit Court for

Prince George's County, Maryland Civil Division

Civil Action No. CAE 17-37041

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

Prince George's County, described as follows: Tax Account No 1109099, LAUREL 10TH ELECTION DIS-TRICT; 14,343 SQ FT BRAIRWOOD LOT 32 BLK G ASSMT \$101,000 LIB 20836 FL 483: ADDRESS 13716 EN-GLEMAN DR LAUREL 20708.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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,

### **LEGALS**

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 129469 (2-1,2-8,2-15)

### **ORDER OF PUBLICATION**

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

vs.

Plaintiff

LEROY FAGBEMI Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2017200, SEAT PLEASANT 18TH ELEC-TION DISTRICT LOTS 17 18 4,000 SQ FT & IMPS GR CAPITOL HEIGHTS BLK 56 ASSMT \$165,400 LIB 35090 FL 318; ADDRESS 1109 DRUM AVE CAPITOL HEIGHTS 20743.

### Defendants

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

### Civil Action No. CAE 17-37043

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

Prince George's County, described as follows: Tax Account No 2017200, SEAT PLEASANT 18TH ELEC-TION DISTRICT LOTS 17 18 4,000 SQ FT & IMPS GR CAPITOL S BLK 56 ASSN LIB 35090 FL 318; ADDRESS 1109 DRUM AVE CAPITOL HEIGHTS 20743.

### ORDER OF PUBLICATION

FNA Maryland, LLC

VS.

C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

Plaintiff

LEROY FAGBEMI Prince George's County, Maryland

AND Heirs, devisees, personal representatives, and executors, administra-

tors, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0164913, BLADENSBURG 2ND ELECTION DISTRICT; 7,350 SQ FT & IMPS RA-DIANT VALLEY LOT 6 BLK E ASSMT \$139,766 LIB 33551 FL 551; ADDRESS 6811 SHEPHERD ST HY-ATTSVILLE 20784.

### Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 17-37044

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

Prince George's County, described as follows: Tax Account No 0164913, BLADENSBURG 2ND ELECTION DISTRICT; 7,350 SQ FT & IMPS RA-DIANT VALLEY LOT 6 BLK E ASSMT \$139,766 LIB 33551 FL 551; ADDRESS 6811 SHEPHERD ST HY-ATTSVILLE 20784.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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

### LEGALS

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 129472 (2-1,2-8,2-15)

### NOTICE

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

> Substitute Trustees Plaintiffs

MARLON PAUL WALKER 11808 Fairgreen Lane Upper Marlboro, MD 20772-5303 Defendant(s)

VS.

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-04749

Notice is hereby given this 25th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop erty mentioned in these proceedings and described as 11808 Fairgreen Lane, Upper Marlboro, MD 20772-5303, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of February, 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 26th day of February, 2018.

The report states the purchase price at the Foreclosure sale to be \$264,757.50.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk <u>129524</u> (2-1,2-8,2-15)

### NOTICE

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

VS.

Substitute Trustees

Plaintiffs

DAWNA C. DILWORTH-WHITE PEDRO WHITE 10603 Forestgate Place Glenn Dale, MD 20769-2037 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-35946

Notice is hereby given this 25th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop erty mentioned in these proceedings and described as 10603 Forestgate Place, Glenn Dale, MD 20769-2037 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to be shown on or e contrary fl ereo

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 129495 (2-1, 2-8, 2-15)

### LEGALS

### NOTICE

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

> Substitute Trustees, Plaintiffs

CHRISTINE BYRAMS SEAN BYRAMS 10005 Angora Drive Cheltenham, MD 20623

VS.

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-10994

Notice is hereby given this 25th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described in these proceedings and described as 10005 Angora Drive, Cheltenham, MD 20623, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or the contrary thereof be shown on or before the 26th day of February, 2018, 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 26th day of Febru-

ary, 2018. The report states the purchase price at the Foreclosure sale to be \$327.600.00.

SYDNEY I. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129527 (2-1,2-8,2-15)

### **MECHANIC'S LIEN SALE** Patricia Huffman will sell at pub-

True Copy—Test: Sydney J. Harrison, Clerk 129466 (2-1,2-8,2-15)

### **ORDER OF PUBLICATION**

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

vs.

Plaintiff

### DEREK FISHER KARI FISHER SEVERN SAVINGS BANK FSB ALAN J. HYATT, TRUSTEE Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1022045, LAUREL 10TH ELECTION DIS-TRICT; LOT 2 EX 1114 SO FT 6.386 SQ FT & IMPS LAUREL ADDN RESUB BLK 54 ASSMT \$342,300 LIB 26588 FL 516; ADDRESS 201 MAIN ST LAUREL 20707.

Defendants

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

### Civil Action No. CAE 17-37040

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

Prince George's County, described as follows: Tax Account No 1022045, LAUREL 10TH ELECTION DIS-TRICT; LOT 2 EX 1114 SQ FT 6,386 SQ FT & IMPS LAUREL ADDN RESUB BLK 54 ASSMT \$342,300 LIB 26588 FL 516; ADDRESS 201 MAIN ST LAUREL 20707.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February,

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

free and clear of all encumbrances.

True Copy—Test: Sydney J. Harrison, Clerk (2-1,2-8,2-15) 129468

### **ORDER OF PUBLICATION**

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

vs.

Plaintiff

ESTATE OF CLOFUS HOWARD CLAYTON IR IR FEDERAL CREDIT UNION Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0099069, BLADENSBURG 2ND ELECTION DISTRICT; 9,100 SQ FT & IMPS LANDOVER ESTATES LOT 19 BLK 10 ASSMT \$192,100 LIB 04509 FL 096; ADDRESS 6825 BARTON RD HYATTSVILLE 20784.

### Defendants

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

### Civil Action No. CAE 17-37042

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

Prince George's County, described as follows: Tax Account No 0099069, BLADENSBURG 2ND ELECTION DISTRICT; 9,100 SQ FT & IMPS LANDOVER ESTATES LOT 19 BLK 10 ASSMT \$192,100 LIB 04509 FL 096; ADDRESS 6825 BARTON RD HYATTSVILLE 20784.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 129470 (2-1,2-8,2-15)

### NOTICE

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

VS.

William Earl Carter and Janice Shery L Olfus-Carter Defendants

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

### CIVIL NO. CAEF 17-09944

ORDERED, this 25th day of January, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6306 Blue Sage 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 26th day of February, 2018 next, provided a copy of this notice be inserted in some newspa-per published in said County once in each of three successive weeks before the 26th day of February, 2018, next.

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

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

Sydney J. Harrison, Clerk

(2-1, 2-8, 2-15)129519

<u>129471</u> (2-1,2-8,2-15)

### ORDER OF PUBLICATION

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

Plaintiff

VS.

THE NATIONAL SHRINE OF THE

IMMACULATE CONCEPTION Prince George's County, Maryland

Winston-Salem, NC 27106

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1919539, CHILLUM 17TH ELECTION DIS-TRICT; 1.57 ACRES & IMPS ASSMT \$431,633 MAP 049 GRID D2 PAR 042 LIB 04714 FL 640; ADDRESS 2305 QUEENS CHAPEL RD HY-ATTSVILLE 20782.

Defendants

# Prince George's County, Maryland Civil Division

### Civil Action No. CAE 17-37045

In the Circuit Court for

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

Prince George's County, described as follows: Tax Account No 1919539. CHILLUM 17TH ELECTION DIS-TRICT; 1.57 ACRES & IMPS ASSMT \$431,633 MAP 049 GRID D2 PAR 042 LIB 04714 FL 640; ADDRESS 2305 QUEENS CHAPEL RD HY-ATTSVILLE 20782.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described and answer the

before the 26th day of February, 2018, 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 26th day of Febru-

ary, 2018. The report states the purchase price at the Foreclosure sale to be \$321,000.00.

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

129525 (2-1,2-8,2-15)

### **ORDER OF PUBLICATION**

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

### VS.

AND

JOE BURDEN SR GEORGINNA BURDEN Prince George's County, Maryland

Plaintiff

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1956713, CHILLUM 17TH ELECTION DIS-TRICT; S HALF OF LOTS 1 2 3 11,250 SQ FT & IMPS MT RAINIER ROGERS BLK 11 ASSMT \$266,033 LIB 11600 FL 180; ADDRESS 4015 29TH ST MOUNT RAINIER 20712.

### Defendants

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

### Civil Action No. CAE 17-39060

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

Prince George's County, described as follows: Tax Account No 1956713, CHILLUM 17TH ELECTION DIS-TRICT; S HALF OF LOTS 1 2 11,250 SQ FT & IMPS MT RAINIER ROGERS BLK 11 ASSMT \$266,033 LIB 11600 FL 180; ADDRESS 4015 29TH ST MOUNT RAINIER 20712.

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

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

### **Mobile Homes**

1996 FLEE VIN# PAFLS22AB087220K13

1987 CLAY VIN# 42513

1986 FLEE VIN# VAFL1AF471913623

1990 PKMR VIN# K910AS2098GA

1973 PARW VIN# 601220041

Sale to be held at the Circuit Court for Prince George's County, 14735 Main Street Upper Marlboro, MD 20772 (more specifically, nearest the West Court Drive side of the court-yard) at 10:30am on March 1, 2018. Bidders must register with the Auc-tioneer by 10:15am. Auctioneer reserves the right to post a minimum bid.

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

129641 (2-15,2-22)

### NOTICE

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

Substitute Trustees, Plaintiffs

ROBIN ROBERSON 280 Harry S. Truman Drive Unit 211 Upper Marlboro, MD 20774 Defendant(s)

vs.

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-00142

Notice is hereby given this 25th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 280 Harry S. Truman Drive, Unit 211, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of February, 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 26th day of February, 2018.

The report states the purchase price at the Foreclosure sale to be \$170,000.00.

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

129526 (2-1,2-8,2-15)

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6936 HANOVER PARKWAY, #100 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Edwin Alarcon Morales, dated June 28, 2006 and recorded in Liber 25630, Folio 456 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$139,960.00, 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 MARCH 6, 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 being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$18,300.00 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 ESENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

### LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 6714 PURPLE LILAC LANE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Karen A. Jackson and Jeffery L. Jackson, dated August 14, 2006 and recorded in Liber 26070, Folio 670 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$554,770.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 6, 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 \$58,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

### LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3902 ELDBRIDGE TERRACE BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Victoria L. Ricci, dated August 22, 2008 and recorded in Liber 30144, Folio 366 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$285,000.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 20, 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 \$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 purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

<u>129614</u>

(2-15,2-22,3-1)

129615

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

(2-15,2-22,3-1)

129439

(2-1, 2-8, 2-15)

LEGALS

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

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

### 4407 LT LANSDALE PLACE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Nakia Harmon and Horace Harmon, dated October 15, 2007, and recorded in Liber 28872 at folio 064 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

### **FEBRUARY 20, 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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.25% 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 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 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 be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the purchaser at the foreclosure sale shall assume the risk of loss for the purchaser at the foreclosure sale shall assume the risk of loss for the purchaser at the foreclosure sale shall assume the risk of loss for the purchaser at the foreclosure sale shall assume the risk of loss for the purchaser at the foreclosure sale shall assume the risk of los

### 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

### 1206 CHAPEL OAKS DRIVE CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Robert L Izlar and Joyce T Izlar aka Joyce T Peterson-Izlar, dated May 2, 2006, and recorded in Liber 25168 at folio 125 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

### **FEBRUARY 20, 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 \$23,000.00 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 be responsible for othe deposit to the purchaser. The purchaser shall be lemester by a possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-39051)

LEGALS

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

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

### 8614 BRAE BROOKE DRIVE LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Bola Alamutu, dated July 3, 2006, and recorded in Liber 25545 at folio 113 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

### FEBRUARY 20, 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 \$10,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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. 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 othe and of no effect, and the purchaser shall be responsible for busting physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property i

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

(2-1,2-8,2-15) 129443

(2-1,2-8,2-15) 129499

(2-1, 2-8, 2-15)

### **LEGALS**

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

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

### THIS PROPERTY WILL BE SOLD SUBJECT TO A 180 DAY **RIGHT OF REDEMPTION BY THE US ATTORNEY'S OFFICE**

# 416 POSSUM COURT CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Valentina Elebesunu, dated December 12, 2006, and recorded in Liber 27044 at folio 159 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

### **FEBRUARY 20, 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 \$17,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be no abatement of interest due from the purchaser in the event settlewill be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and 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>17-600387</u>)

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

LEGALS

129442

### Lesley A Moss, Esq. 4600 North Park Avenue Plaza South

Chevy Chase, Maryland 20815 301-652-8600

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CLAYTON DEVERE HEWITT** 

Notice is given that Rayna L. He-witt, whose address is 4711 Bronx Boulevard, Bronx, New York 10470, was on February 8, 2018 appointed Personal Representative of the estate of Clayton Devere Hewitt, who died on October 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 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 8th day of August, 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 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.

RAYNA L. HEWITT Personal Representative

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

Estate No. 109120 129678 (2-15,2-22,3-1)

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY F KILLERLANE

Notice is given that Letitia L Kid-well, whose address is 1715 Fernham Court, Crofton, MD 21114, was on February 2, 2018 appointed Personal Representative of the estate of Mary F Killerlane who died on January 10, 2018 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-

Wills on or before the 2nd day of

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

(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

(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

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.

UPPER MARLBORO, MD 20773-1729

**ORDER OF PUBLICATION** 

Estate No. 109091

(2-15,2-22,3-1)

other delivery of the notice.

LETITIA L KIDWELL

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

129674

PRINCE GEORGE'S COUNTY

Personal Representative

tative or the attorney.

August, 2018.

following dates:

decedent's death; or

Room 3200 Upper Marlboro, MD 20772

Attorney General's Office for Maryland County Executives Office/County Attorney Office of Law/County Administration Bldg 14741 Governor Oden Bowie Dr,

Ste 5121 Upper Marlboro MD 20772

and

LEGALS

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises sit-uate in Chillum, 17th Election district of Prince George's County, known as 1009 Chillum Road, and described as Unit 109, 368.0000 Sq. Ft. & Imps. The Fairmont 1009, Assmt \$50,000 Lib 36517 Fl 505, Unit 109 and assessed to Specialty Brewers LLC.

Defendants

### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 17-39009

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1009 Chillum Road, Unit 109, Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alfred D Walsh, Jr., the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Unit 109, 368.0000 Sq. Ft. & Imps. The Fairmont 1009 Assmt \$50,000 Liber 36517 Folio 505 and assessed to Specialty Brewers LLC.

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

It is thereupon this 5th day of Feb-ruary, 2018, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 10th day of April, 2018, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vest-ing in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk (2-15, 2-22, 3-1)129645

### **MECHANIC'S LIEN SALE** Freestate Lien & Recovery Inc. will

### CLINTON

LOT#8709, 1998 FORD F 150 VIN#1FTZX17W9WNC01393 COPES RENTALS 27631 OCEAN GATEWAY HEBRON

LOT#8710, 2002 DODGE RAM 1500 VIN#3D7HA18N12G174153 VICTOR DU PONT 326 EAST AVE EASTON

LOT#8711, 2002 VOLKSWAGEN **JETTA** VIN#3VWSK69M32M129648 VICTOR DU PONT 356 EAST AVE EASTON

LOT#8712, 2002 HONDA ACCORD VIN#1HGCF86622A042965 VICTOR DU PONT 326 EAST AVE EASTON

LOT#8713, 1998 DODGE RAM 3500 VIN#1B7MC33D6WJ140730 VICTOR DU PONT 326 EAST AVE EASTON

LOT#8714, 1967 INTERNATIONAL SCOUT VIN# 781907G245668 DAVID NORTH 818 N. WASHINGTON ST EASTON

LOT#8715, 2004 DODGE DU-RANGO VIN#1D4HB48N04F101811 WALDORF DODGE 2294 CRAIN HWY WALDORF

LOT#8716, 2011 FORD CROWN VICTORIA VIN#2FABP7AV5BX100774 MAACO COLLISION REPAIR & AUTO PAINTING 5600 YORK RD BALTIMORE

LOT#8717, 2011 HONDA ACCORD VIN#1HGCP2F43BA014147 MAACO COLLISION REPAIR & AUTO PAINTING 5600 YORK RD BALTIMORE

LOT#8718, 2000 CHEVROLET S-10 BLAZER VIN#1GNCS18W7YK182891 RICHARD CHARLES TEDDER JR 4101 9TH ST NORTH BEACH

LOT#8720, 2005 DODGE SPRINTER VIN# WD2PD444755723215 AUTO INTERNATIONAL 1207 WEST ST ANNAPOLIS

LOT#8721, 2005 LEXUS RX 330 VIN#JTJHA31U650091721

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCE MAKONNEN AKA: JOYCE NOVELINA MAKONNEN

Notice is given that Tekeste Makonnen Sr, whose address is 9010 Briarcroft Ln Apt 204, Laurel, MD 20708, was on January 29, 2018 appointed personal representative of the small estate of Joyce Makonnen, who died on August 12, 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 pub-lication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

(1) Six months from the date of the decedent's death, except if the dece-dent 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 cred-itor 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.

TEKESTE MAKONNEN SR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 107980

129673

(2-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SANTIAGO JOHN ZEREGA

Notice is given that James P Zerega, whose address is 307 Green-ridge, Dunkirk, MD 20754, was on February 7, 2018 appointed Personal Representative of the estate of Santiago John Zerega who died on Febru-ary 4, 2018 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.

1401 Rockville Pike, Suite 650 Rockville, MD 20852 301-738-7685

### NOTICE OF APPOINTMENT

(2-1,2-8,2-15)

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

ERICA T DAVIS

1401 Rockville Pike, Suite 650

Rockville, MD 20852

301-738-7685

### TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY HELEN ROBINSON

Notice is given that Maurice S Robinson, whose address is 6109 Alpine Street, District Heights, MD 20747, was on February 1, 2018 appointed Personal Representative of the estate of Mary Helen Robinson, who died on May 22, 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 repre-sentative or the attorney.

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

MAURICE ROBINSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 108946

	Lotate 140. 100/10		LState 100. 100745
129676	(2-15,2-22,3-1)	129677	(2-15,2-22,3-1)

### OFFICIAL NOTICE OF RECONVENED MEETING

The Cinnamon Ridge Condominium 2018 Annual Meeting originally called for February 7, 2018, will be reconvened on Wednesday, March 7, 2018 at 7:00 p.m. at Pines One On-site Office, 10210 Prince Place, Unit T-1, Upper Marlboro. At this March 7, 2018 meeting, the members present in person or by proxy will constitute a quorum. A majority of the members present in person or by proxy may approve or authorize the proposed action at the ad-ditional meeting and may take any other action which could have been taken at the original meeting if a sufficient number of members had been present. Owners of units in Cinnamon Ridge are encouraged to attend this reconvened meeting.

### NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

ERICA T DAVIS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF HERBERT W JENKINS

Notice is given that Maurice S Robinson, whose address is 6109 Alpine Street, District Heights, MD 20747, was on February 1, 2018 appointed Personal Representative of the estate of Herbert W Jenkins, who died on January 22, 1999 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 1et day of Au-Wills on or before the 1st day of August, 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 decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

MAURICE ROBINSON Personal Representative	
Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-172	29
Estate No. 108	945

and

ASSOCIATION, INC. S/O Christopher C. Majerle, Resident Agent 7347 Hanover Parkway, Suite D Greenbelt, MD 20770

### and

(2-15)

Prince George's County S/O Gail D. Francis Director of Finance Drive

sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to 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 be held at the Prince George's Court-house, 14735 Main Street, and specifically at the entrance to the Duvall Wing,Upper Marlboro, MD 20772, at 4:00 P.M. on 03/02/2018. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

> LOT#8062, 1982 C&C YACHT 61' BOAT HULL# ZCC62010M82F USCG# 1137541 HERRINGTON HARBOR NORTH 389 DEALE RD TRACEY'S LANDING

> LOT#8325, 2007 HYUNDAI SONATA VIN#5NPEU46F27H196369 TERRY'S BODY SHOP 4001 LITTLESTOWN PIKE WESTMINISTER

> LOT#8428, 2008 KIA RIO VIN#KNADE123686363022 EJ'S MIRAGE EXPRESS GROUP 6502 HORSESHOE RD CLINTON

LOT#8427, 2013 LEXUS RX 350 VIN#2T2BK1BA0DC179307 COMER AUTOBODY 7589 COMMERCE LA CLINTON

LOT#8446, 2011 CHEVROLET IM-PALA VIN#2G1WG5EK0B1267278 MAACO COLLISION REPAIR & AUTO REPAIR 5600 YORK RD BALTIMORE

LOT#8456, 2006 HONDA ODYSSEY VIN#5FNRL38656B032316 AYT AUTOBODY & REPAIR 5700 KIRBY RD CLINTON

LOT#8707, 2006 CHRYSLER 300 VIN#2C3KK63HX6H150911 AA AUTO SERVICE CENTER 3501 POHANKA PL TEMPLE HILLS

LOT#8708, 2008 TOYOTA SE-OUOIA VIN#5TDBY68A08S004799 AYT AUTOBODY & PAINT 5700 KIRBY RD

ALL PHASE AUTO REPAIR 300 EASTERN BLVD ESSEX

LOT#8722, 2007 FORD FREESTYLE VIN#1FMDK02187GA34119 PULASKI HIGHWAY TRANSMIS-SIONS LLC 5701 PULASKI HWY BALTIMORE

LOT#8723, 1995 WINNEBAGO VECTRA VIN#4CDR6BR1XS2306190 DAVIS ENGINE REPAIR 8861 CIATATION RD

BALTIMORE LOT#8724, 2008 DODGE RAM1500

VIN# 1D7HA16K48J238976 IMPORT GALLERY 6505 OLD ALEXANDER FERRY RD CLINTON

LOT#8726, 1998 UD TRUCK VIN#JNAMA20H6WGH65316 IMPORT GALLERY 6505 OLD ALEXANDER FERRY RD CLINTON

LOT#8728, 2006 HYUNDAI SONATA VIN#5NPEU46F86H052811 PUBLIC STORAGE 9201 LIBERTY RD RANDALLSTOWN

LOT#8730, 1993 FORD UTILI-MASTER VIN#1FCJE39Y3PHB68940 PUBLIC STORAGE 12355 PROSPERITY DR SILVER SPRING

LOT#8303, 2010 CARGO SOUTH TRAILER VIN#5LBBE2823A1021806 RACETRACK AUTO & MARINE 10834 OCEAN GATEWAY BERLIN

LOT#8901, 1989 VIKING 45'4" BOAT MD#3122BL HULL# VKY45176K889 USCG# 952689 SHIPWRIGHT, LLC 6047 HERRING BAY RD DEALE

TERMS OF SALE: CASH PUBLIC SALE The Auctioneer reserves the right to post a Minimum Bid

FREESTATE LIEN & RECOVERY, INC. 610 Bayard Road Lothian, MD 20711 410-867-9079

129727 (2-15,2-22) 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 7th day of Au-curat 2018 gust, 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: following dates:

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

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

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

JAMES P ZEREGA Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 109144

129675 (2-15,2-22,3-1)

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

### 4258 Suitland Road, #103 Suitland, MD 20746 Plaintiff V. SPECIALTY BREWERS LLC S/O Jeffrey Duby, Resident Agent

7405 Columbia Ave., Apt 6 College Park, MD 20740

THE FAIRMONT COMMUNITY

14741 Governor Oden Bowie

ALFRED D. WALSH JR

**ORDER OF PUBLICATION** 

THE ESTATE OF, PERSONAL REP-

RESENTATIVE, AND KNOWN AND UNKNOWN HEIRS AND AS-

THE STATE OF MARYLAND

PRINCE GEORGE'S COUNTY

grantees,

And heirs, devisees, personal repre-

sentatives, and executors, adminis-

successors in right, title, interest, un-

known owners and any and all per-

sons having or claiming to have any

interest in the property and prem-

ises situate in the County of Prince

Property Address: 12601 Lanham

In the Circuit Court for

Prince George's County, Maryland

Case No.: CAE 17-39861

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

Property Address: 12601 Lanham

Description: 1.920 Acres & Imps. Map 029 Grid A3 Par 087

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 29th day of Jan-uary, 2018, by the Circuit Court for Drive Court of Courted

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 23rd day of February,

2018, warning all persons interested in the said properties to be and ap-pear in this Court by the 3rd day of

April, 2018, and redeem the Prop-

Severn Rd, Bowie, MD 20715

Account Number: 14 1671973

Severn Rd, Bowie, MD 20715

Account Number: 14 1671973 Description: 1.920 Acres & Imps. Map 029 Grid A3 Par 087

assigns or

SIGNS JOANN RYAN

v.

and

and

trators,

George's

Assmt: \$191,200

this proceeding:

Assmt: \$191,200

Liber/Folio: 31474/481

Assessed To: Ryan Joann W

Liber/Folio: 31474/481

Assessed To: Ryan Joann W

# ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 MD TL, LLC, RAI AS CUSTODIAN 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff

BEAR BEORN, LLC

and

THE STATE OF MARYLAND

and

### PRINCE GEORGE'S COUNTY

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

Property Address: 15703 Livingston Rd, Accokeek, MD 20607 Account Number: 05 0284000 Description: 1.8600 Acres & Imps. Accokeek Acres Lot 20 Assmt: \$166,600 Liber/Folio: 31059/184 Assessed To: Bear Beorn LLC

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 17-39095

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: 15703 Livingston Rd, Accokeek, MD 20607 Account Number: 05 0284000 Description: 1.8600 Acres & Imps. Accokeek Acres Lot 20 Assmt: \$166,600 Liber/Folio: 31059/184 Assessed To: Bear Beorn LLC

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 29th day of Jan-uary, 2018, 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-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 23rd day of February, 2018, warning all persons interested in the said properties to be and ap-pear in this Court by the 3rd day of April, 2018, and redeem the Prop-erty and answer the Complaint or erty, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of re-demption in this Property and vesting in the Plaintiff a title, free and of all encumbrance SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland

### LEGALS

### **ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1<sup>st</sup> FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

vs. NORMAN R HALL

SERVE: 1914 SHAMROCK AVE CAPITOL HEIGHTS MD 20743

### AND

Plaintiff

LINDA MCMAHON, ADMINIS-TRATOR FOR SMALL BUSINESS ADMINISTRATION

SERVE: THE FEDERAL BUILDING PO BOX 10126 RICHMOND, VA 23240

AND DENNIS M. GRIFFITH, TRUSTEE

SERVE: THE FEDERAL BUILDING PO BOX 10126 RICHMOND, VA 23240

AND

KENDAL E. CARSON, TRUSTEE

SERVE: THE FEDERAL BUILDING PO BOX 10126 RICHMOND, VA 23240

AND

### SUNTRUST BANK

SERVE ON: CSC LAWYERS INCORPORAT-ING SERVICE COMPANY, RESIDENT AGENT 7 ST. PAUL STREET, SUITE 820 BALTIMORE, MD 21202

AND

### JOVETTA WOODARD, TRUSTEE

SERVE: 41 RACHE DRIVE NASHVILLE TN 37214

AND

### PATRICIA ROBINSON, TRUSTEE

SERVE: 41 RACHE DRIVE NASHVILLE TN 37214

AND

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

Unknown Owner of the property

1914 SHAMROCK AVE described

as follows: Property Tax ID 06-

0506451 on the Tax Koll of Prince

George's County, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

and interest in the property.

1914 SHAMROCK AVE CAPITOL HEIGHTS MD 20743

And

### **ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

### vs. CELESTE T STANLEY

SERVE: 1507 BRAEMAR CT ACCOKEEK MD 20607

AND

### CHRIS A. HOPKINS, TRUSTEE SERVE: 3301 BOSTON STREET

BALTIMORE, MD 21224 AND

FIRST MARINER BANK

SERVE ON: JOSEPH HOWARD, **RESIDENT AGENT** 3301 BOSTON STREET BALTIMORE, MD 21224

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC A/K/A MERS SERVE ON: BILL BECKMANN,

PRESIDENT AND CHIEF EXECUTIVE OFFICER 1818 LIBRARY ST RESTON VA 20190

SERVE ON: SHARON HORSTKHAMP, LEGAL DEPARTMENT 1818 LIBRARY ST, STE 300 RESTON VA 20190-6280

### AND

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

1507 BRAEMAR CT ACCOKEEK MD 20607

### And

Unknown Owner of the property 1507 BRAEMAR CT described as follows: Property Tax ID 05-3500170 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

MARYLAND

SERVE: IARED M. McCARTHY.

PRINCE GEORGE'S COUNTY,

# ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1<sup>st</sup> FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

vs. MARY C GOLDRING

SERVE: 7721 PENBROOK PL LANDOVER MD 20785

JAMES H. PROCTOR, III

SERVE: 7721 PENBROOK PL LANDOVER MD 20785

### AND

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

7721 PENBROOK PL LANDOVER MD 20785

### And

Unknown Owner of the property 7721 PENBROOK PL described as follows: Property Tax ID 13-1426618 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

### And

PRINCE GEORGE'S COUNTY, MARYLAND

### SERVE: JARED M. McCARTHY, COUNTY ATTORNEY 14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121 UPPER MARLBORO, MD 20772

### Defendants

### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-39844

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

4,042.0000Sq.Ft & Imps Palmer Park Lot 24 Blk E, Assmt \$135,366 Lib 7879 Fl 468 and assessed to MARY C GOLDRING and JAMES H. PROCTOR, III, also known as 7721 PENBROOK PL, LANDOVER MD 20785, Tax Account No. 13-1426618 on the Tax Roll of the Director of Finance.

### follows: Property Tax ID 07-0748277 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

1821 PEACHTREE LN described as

And

**LEGALS** 

PRINCE GEORGE'S COUNTY, MARYLAND

### SERVE: JARED M. McCARTHY,

COUNTY ATTORNEY 14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121 UPPER MARLBORO, MD 20772

### Defendants

### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-39845

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

2004 Eai-x Trs; 11,250 SqFt & Imps Tall Oaks Crossing Lot 15 Blk X, Assmt \$362,700 Lib 38259 FI 101 and assessed to ADIZAH B MUSAH and also known as 1821 PEACHTREE LN, BOWIE MD 20721, Tax Account No. 07-0748277 on the Tax Roll of the Director of Finance.

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

It is thereupon this 29th day of Jan-uary, 2018, by the Circuit Court for Prince George's County: **ORDERED**, That notice be given by the incerticate a court of this

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 22rd day of Fabruary 2018 fore the 23rd day of February, 2018, warning all persons interested in the property to appear in this Court by the 3rd day of April, 2018 and re-deem the property described above and answer the Complaint or thereafter a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 129569 (2-8,2-15,2-22)



### AND

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

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

True Copy—Test: Sydney J. Harrison, Clerk (2-8,2-15,2-22) 129564

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF VICKI LYNNE WRIGHT

Notice is given that Tony C Wright, whose address is 160E Wil-lowdale Drive Apt #402, Frederick, MD 21702, was on January 22, 2018 appointed Personal Representative of the estate of Vicki Lynne Wright, who died on January 5, 2018 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of July, 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 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.

### TONY C WRIGHT Personal Representative

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

Estate No. 108959 129598 (2-8.2-15.2-22) True Copy—Test: Sydney J. Harrison, Clerk 129565 (2-8,2-15,2-22)

LEGALS

Pamela M. Buskirk, Esq.

Reston, VA 20190

NOTICE TO CREDITORS OF

**APPOINTMENT OF** 

FOREIGN PERSONAL

REPRESENTATIVE

NOTICE IS HEREBY GIVEN that

the Circuit court of Fairfax county, Virginia appointed Allen L Yurek,

whose address is 3403 Franklin

Manor Court, Fairfax, VA 22033, as the Executor of the Estate of Allen

A. Yurek who died on October 15,

The Maryland resident agent for service of process is Eric F. Horvitz,

whose address is 10417 Crossing

At the time of death, the decedent

owned real or leasehold property in

PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims

with the Register of Wills for Prince

George's with a copy to the foreign personal representative on or before

(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

(2) Two months after the foreign personal representative mails or de-

livers to the creditor a copy of this

published notice or other written no-tice, notifying the creditor that the claim will be barred unless the cred-

itor presents the claim within two months from the mailing or other de-

livery of the notice. Claims filed after

that date or after a date extended by law will be barred.

Foreign Personal Representative

Estate No. 109017

(2-8,2-15,2-22)

decedent's death; or

ALLEN L YUREK

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773

CERETA A. LEE

P.O. BOX 1729

129595

the earlier of the following dates:

the following Maryland counties:

and ST. MARY'S COUNTY

Creek Rd., Potomac, MD 20854.

2017 domiciled in Virginia.

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:

And

JARED M. McCARTHY, COUNTY ATTORNEY Odin, Feldman & Pittleman, P.C. 1775 Wiehle Ave., #400 14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121 UPPER MARLBORO, MD 20772

Defendants

### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-39842

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

Lots 34.35 4,000.0000 Sq.Ft. & Imps Dupont Heights Blk 6, Assmt \$228,966 Lib 04560 Fl 973 and as-sessed to NORMAN R HALL, also known as 1914 SHAMROCK AVE, CAPITOL HEIGHTS MD, Tax Ac-count No. 06-0506451 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts nec-essary for redemption have not been paid although more than six (6) months and a day from the date

of sale has expired. It is thereupon this 29th day of January, 2018, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 23rd day of February, 2018, warning all persons interested in the property to appear in this Court by the 3rd day of April, 2018 and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 129566 (2-8, 2-15, 2-22) COUNTY ATTORNEY 14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121 UPPER MARLBORO, MD 20772

Defendants

### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-39843

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

2.0000 Acres. & Imps. Braemar Lot 12, Assmt \$433,300 Lib 35647 Fl 230 and assessed to CELESTE T STAN-LEY, also known as 1507 BRAE-MAR CT, ACCOKEEK MD 20607, Tax Account No. 05-3500170 on the Tax Roll of the Director of Finance.

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

It is thereupon this 29th day of January, 2018, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 23rd day of February, 2018, warning all persons interested in the property to appear in this Court by the 3rd day of April, 2018 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be en tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 129567 (2-8,2-15,2-22)



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

(6) months and a day from the date of sale has expired. It is thereupon this 29th day of January, 2018, by the Circuit Court for Prince George's County: **ORDERED**, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be fore the 23rd day of February, 2018, warning all persons interested in the property to appear in this Court by the 3rd day of April, 2018 and re-deem the property described above and answer the Complaint or thereafter a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 129568 (2-8,2-15,2-22)

### ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030

### Plaintiff

VS. ADIZAH B MUSAH

SERVE: 1821 PEACHTREE LN BOWIE MD 20721

AND

IBN-MOHAMMED GANIYI, PRIOR OWNER

### AND

SOLARCITY CORPORATION

### SERVE ON:

THE CORPORATION TRUST, INC., RESIDENT AGENT 2405 YORK ROAD, SUITE 201 LUTHERVILLE-TIMONIUM, MD 21093

### AND

And

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

1821 PEACHTREE LN BOWIE MD 20721

Unknown Owner of the property

Call 301-627-0900 Fax 301-627-6260 SUBSCRIBE TODAY!

Edward T. Love Ortman, Love & Huckabay 4816 Moorland Lane Bethesda, MD 20814 301-986-9030

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY O. POPKIN

Notice is given that Gail Ohnsman, whose address is 77137 Winding Creek Circle, South Haven, MI 49090, was on December 1, 2017 appointed personal representative of the estate of Mary O. Popkin who died on November 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 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 1st 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 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.

GAIL OHNSMAN Personal Representative

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

Estate No. 108522

129532 (2-1, 2-8, 2-15)

21030

### LEGALS

UPPER MARLBORO, MD 20772

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY

CASE NO.: CAE 17-39848

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty described below in the State of

Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

13,930.0000 Sq.Ft. & Imps. Tantallon on the P Lot 9 Blk A, Assmt \$347,400 Lib 27733 Fl 574 and assessed to AL-

FRED V FIDROCKI, also known as

12812 NORWOOD LN, FORT WASHINGTON MD 20744, Tax Ac-

count No. 05-0312751 on the Tax Roll

The Complaint states, among other

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

It is thereupon this 29th day of Jan-uary, 2018, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince

George's County once a week for three (3) successive weeks on or be-

fore the 23rd day of February, 2018,

warning all persons interested in the

property to appear in this Court by the 3rd day of April, 2018 and re-

deem the property described above and answer the Complaint or there-after a Final Judgment will be en-

tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

and clear of all encumbrances

Plaintiff in this proceeding:

of the Director of Finance.

expired.

Defendants

AND

### **LEGALS**

### ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1<sup>st</sup> FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

VS.

ELVINESE S WYCHE

SERVE: 9707 BEACHWOOD AVE LANHAM MD 20706

SERVE: 4401 19TH ST NE WASHINGTON DC 20018

### AND

BANK OF AMERICA, NA

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT 2405 YORK ROAD SUITE 201 LUTHERVILLE TIMONIUM MD 21093-2264

AND

L. DARREN GOLDBERG, TRUSTEE

AND

DAVID A. KASUBA, TRUSTEE

### AND

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

9707 BEACHWOOD AVE LANHAM MD 20706

### And

Unknown Owner of the property 9707 BEACHWOOD AVE described as follows: Property Tax ID 20-2249142 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

### And

PRINCE GEORGE'S COUNTY, MARYLAND

### SERVE:

JARED M. McCARTHY, COUNTY ATTORNEY 14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121 UPPER MARLBORO, MD 20772

### Defendants

### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-39846

The object of this proceeding is to e foreclosure of all ri ecure th

MARYLAND ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1<sup>st</sup> FLOOR SERVE: JARED M. McCARTHY, COUNTY ATTORNEY COCKEYSVILLE, MARYLAND 14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121 Plaintiff

THE ESTATE OF DOROTHY LYON JONES

vs.

SERVE: PAULA PERRY, PERSONAL REP. 5704 30TH AVENUE HYATTSVILLE, MD 20782

SERVE: PAULA PERRY, PERSONAL RÉP. 6110 40TH AVE HYATTSVILLE MD 20782

### AND

And

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

6110 40TH AVE HYATTSVILLE MD 20782

Unknown Owner of the property 6110 40TH AVE described as follows: Property Tax ID 16-1806975 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the

And

property.

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: JARED M. McCARTHY, COUNTY ATTORNEY 14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121 UPPER MARLBORO, MD 20772

Defendants

### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-39847

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

10,367 SqFt& Imps Hyattsville Hills Lot 25 Blk C, Assmt \$321,667 Lib 2775 Fl 207 and assessed to THE ESTATE OF DOROTHY LYON JONES and , also known as 6110 40TH AVE, HYATTSVILLE MD 20782, Tax Account No. 16-1806975 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts nec-essary for redemption have not been paid although more than six (6) months and a day from the date (6) months and a day from the date of sale has expired. It is thereupon this 29th day of January, 2018, by the Circuit Court for Prince George's County: **ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 23rd day of February, 2018, warning all persons interested in the property to appear in this Court by the 3rd day of April, 2018 and re-deem the property described above and answer the Complaint or thereafter a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

LEESBURG, VA 20175

HUGH J. GREEN, TRUSTEE

SERVE: ATLANTIC LAW GROUP, LLC 1602 VILLAGE MARKET BLVD SE, STE 310 LEESBURG, VA 20175

AND

SERVE: SE, STE 310 LEESBURG, VA 20175

AND

TRUSTEE

TON LOAN SERVICING, LP, SUC-CESSOR IN INTEREST TO

SERVE ON: CSC LAWYERS INCORPORAT-ING SERVICE COMPANY, RESIDENT AGENT 7 ST. PAUL STREET, SUITE 820 BALTIMORE, MD 21202

FRIEDMAN & MACFAYDEN, PA,

AND

SERVE: MARK H. FRIEDMAN 210 E. REDWOOD ST. BALTIMORE, MD 21202

KENNETH J. MACFADYEN 10856 SANDRINGHAM RD COCKEYSVILLE, MD 21030

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

True Copy—Test: Sydney J. Harrison, Clerk 129572 (2-8,2-15,2-22)

Proudly Serving Prince George's County Since 1932

PATRICK M.A. DECKER,

ATLANTIC LAW GROUP, LLC 1602 VILLAGE MARKET BLVD

OCWEN LOAN SERVICING, LLC, SUCCESSOR IN INTEREST TO LIT-FREMONT INVESTMENT & LOAN

TRUSTEE TOTMAN BLDG -- 4TH FLOOR

SERVE:

AND

MID-ATLANTIC WATER AND SEWER AUTHORITY

> SERVE: STACY S. PICKETT, ESQ. 264 MERRIMAC COURT PO BOX 590 PRINCE FREDERICK, MD 20678

SERVE: AMBER L. BRYANT, ESQ. 264 MERRIMAC COURT PO BOX 590 PRINCE FREDERICK, MD 20678

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's County and known as:)

AND

1209 GRANADA ST ACCOKEEK MD 20607

And

PRINCE GEORGE'S COUNTY GOVERNMENT

### **Board of License** Commissioners

(Liquor Control Board)

### **FEBRUARY 27, 2018**

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

### TRANSFER

Tesfa Negash, President, Tiruwork Gebremichael, Secretary for a Class A, Beer, Wine and Liquor for the use of T & T Endeavor, Inc., t/a Base Liquors, 4805 Allentown Road, Suitland, 20746, transfer from RJV, Inc., t/a Base Liquors, Nirmal Singh, President

Jason Chang Lee, President/Secre-tary/Treasurer for a Class A, Beer, Wine, and Liquor for the use of Strauss Enterprises, t/a Maryland Farm Super Liquors, 11450 Cherry Hill Road, Beltsville, 20705, transfer from Strauss Enterprises, t/a Maryland Farm Super Liquors, Hee Ja Chun, President/Secretary/Treasurer.

Hee Ja Chun, President/Secretary/Treasurer for a Class A, Beer, Wine and Liquor for the use of Hee & Ryan, Inc., t/a 201 Drive-Thru Liquors, 4221 Kenilworth Avenue, Bladensburg, 20710, transfer from Hee & Ryan, Inc., t/a 201 Drive-Thru Liquors, Jessica S. Chun, Pres-ident/Secretary/Treasurer.

Terri Ryan, President/Treasurer, Pierre M. Donahue, Vice President, for a Class BH, Beer, Wine and Liquor for the use of Crestline Ho-tels & Resorts – PGC, Inc., t/a The Westin National Harbor 171 Waterfront Street, National Harbor, 20745 transfer from Brentwood National Harbor Liquor Holding, LLC, t/a The Westin National Harbor, Parag Jitendra Patel, Authorized Per-son/Member/Manager, Jitendra Patel, Authorized Person/Member/ Manager, Sylvia C Macklin, Author-ized Person/Member ized Person/Member.

Freweini Haile, Member/Autho-rized Person, for a Class D(R), Beer and Wine for the use of NEHMIA LLC, t/a Buno Supermarket, 7601 Old Branch Avenue, Clinton, 20735 transfer from Buno Enterprises, LLC, t/a Buno Supermarket, Dereje Genanaw, Managing Member.

### NEW – CLASS B, BEER AND WINE

Wilson E. Ceron, President/Secre-tary/Treasurer, Lubia A Ceron, Vice President for a new Class B, Beer and Wine License for the use of Ipala Ceron, Inc., t/a Rancho Rio Bravo Restaurant, 2031-C University Boulevard, Hyattsville, 20783.

A hearing will be held at 9200 Basil Court, Room 410, Largo

PRINCE GEORGE'S COUNTY GOVERNMENT

> **BOARD OF LICENSE** COMMISSIONERS

### **NOTICE OF PUBLIC HEARING**

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

### February 27, 2018 10:00 a.m. 9200 Basil Court Room 410 Largo, Maryland 20744

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

BOARD OF LICENSE COMMISSIONERS

PRINCE GEORGE'S COUNTY

GOVERNMENT

**BOARD OF LICENSE** 

**COMMISSIONERS** 

NOTICE OF

**PUBLIC HEARING** 

Applications for the following al-

coholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's

County on March 23, 2018 and will be heard on May 22, 2018. Those li-

Class B, Beer, Wine, and Liquor – 17 BL 72,73,74

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

A Public Hearing is scheduled for March 14, 2018 at 7:00 p.m., at the 9200 Basil Court, Room 410, Largo,

Maryland, 20774. The Board will consider the agenda as posted that

BOARD OF LICENSE COMMISSIONERS

(2-8,2-15)

Kelly E. Markomanolakis

Administrative Assistant

January 19, 2018

(2-8,2-15)

Attest: Kelly E. Markomanolakis Administrative Assistant February 2, 2018

129582

censes are:

dav.

Attest

129583

v.

(2-8,2-15)

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

Lots 214 & 215 6,000 SqFt & Imps Sherman Park Blk 15, Assmt \$217,834.00 Lib 4667 Fl 601 and as-sessed to ELVINESE S WYCHE and also known as 9707 BEACH-WOOD AVE, LANHAM MD 20706, Tax Account No. 20-2249142 on the Tax Roll of the Director of Finance.

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

It is thereupon this 29th day of January, 2018, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 23rd day of February, 2018, warning all persons interested in the property to appear in this Court by the 3rd day of April, 2018 and re-deem the property described above and answer the Complaint or thereafter a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 129570 (2-8,2-15,2-22)

### LEGALS

### NOTICE

IN THE MATTER OF: **Dietrech William Washington** 

FOR THE CHANGE OF NAME TO Dietrech William Zero

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-02273

A petition has been filed to change the name of Dietrech William Washington to Dietrech William Zero.

The latest day by which an objection to the petition may be filed is March 5, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 129661 (2-15)

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

True Copy—Test: Sydney J. Harrison, Clerk 129571 (2-8,2-15,2-22)

ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1<sup>st</sup> FLÓOR COCKEYSVILLE, MARYLAND 21030

Plaintiff

ALFRED V FIDROCKI, TRUSTEE OF THE ALFRED V. FIDROCKI TRUSTE

VS.

SERVE: 12812 NORWOOD LN FORT WASHINGTON MD 20744

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

12812 NORWOOD LN FORT WASHINGTON MD 20744

And

AND

Unknown Owner of the property 12812 NORWOOD LN described as follows: Property Tax ID 05-0312751 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And PRINCE GEORGE'S COUNTY,

### **ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC /O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1<sup>st</sup> FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

vs.

VERONICA D SMITH

SERVE: 1209 GRANADA ST ACCOKEEK MD 20607

AND

JOHN D. SMITH

SERVE: 1209 GRANADA ST ACCOKEEK MD 20607

AND

HSBC BANK USA, NA

SERVE ON: THE CORPORATION TRUST INCORPORATED, RESIDENT AGENT 2405 YORK ROAD SUITE 201 LUTHERVILLE TIMONIUM MD 21093-2264

AND

JAMES E. CLARKE, TRUSTEE

SERVE ATLANTIC LAW GROUP, LLC 1602 VILLAGE MARKET BLVD SE, STE 310 LEESBURG, VA 20175

AND

### RENEE DYSON, TRUSTEE

SERVE: ATLANTIC LAW GROUP, LLC 1602 VILLAGE MARKET BLVD SE, STE 310 LEESBURG, VA 20175

AND

BRIAN THOMAS, TRUSTEE

SERVE ATLANTIC LAW GROUP, LLC 1602 VILLAGE MARKET BLVD SE, STE 310 LEESBURG, VA 20175

AND

### ERIN M. COHEN, TRUSTEE

SERVE: ATLANTIC LAW GROUP, LLC 1602 VILLAGE MARKET BLVD SE, STE 310

Unknown Owner of the property 1209 GRANADA ST described as follows: Property Tax ID 05-3261195 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

> SERVE: JARED M. McCARTHY, COUNTY ATTORNEY 14741 GOVERNOR ODEN BOWIE DRIVE, ROOM 5121 UPPER MARLBORO, MD 20772

> > Defendants

### IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 17-40891

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

30,000 Sq.Ft & Imps Beechwood Estates Lot 15, Assmt \$443,993 Lib 21732 Fl 637 and assessed to VERONICA D SMITH and , also known as 1209 GRANADA ST, AC-COKEEK MD 20607, Tax Account No. 05-3261195 on the Tax Roll of the Director of Finance.

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

It is thereupon this 29th day of Jan-uary, 2018, by the Circuit Court for Prince George's County: ORDERED, That notice be given

the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 23rd day of February, 2018, warning all persons interested in the property to appear in this Court by the 3rd day of April, 2018 and re-deem the property described above and answer the Complaint or there-after 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 129573 (2-8,2-15,2-22)

Maryland 20774, 10:00 a.m., Tuesday, February 27, 2018. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Kelly E. Markomanolakis Administrative Assistant January 19, 2018

129584

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

### NOTICE

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

Dianne M. Brown

AND

Joseph H. Brown, Jr.

8927 Bluffwood Lane Fort Washington, MD 20744 Defendants

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-27830

Notice is hereby given this 29th day of January, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of March, 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 1st day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$228,000.00. The property sold herein is known as 8927 Bluffwood Lane, Fort Washington, MD 20744.

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

True Copy-Test: Sydney J. Harrison, Clerk 129562 (2-8,2-15,2-22)

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

NOTICE

Virginia M. Brown. a/k/a Ginger M. Brown 118 Lastner Lane Greenbelt, MD 20770 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-16683

Notice is hereby given this 29th day of January, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of March, 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 be-

fore the 1st day of March, 2018. The Report of Sale states the amount of the foreclosure sale price to be \$278,300.00. The property sold herein is known as 118 Lastner Lane, Greenbelt, MD 20770.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129561 (2-8,2-15,2-22)

THIS COULD BE YOUR AD!

Call Brenda Boice **TODAY!** for a quote 301-627-0900

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

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

5804 AMELIAS GROVE LA. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated July 21, 2008 and recorded in Liber 29883, Folio 55 among the Land Records of Prince George's County, MD, with an original principal balance of \$731,424.00, 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

### MARCH 6, 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$68,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Aurchaser 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 curchaser to 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 asessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the l

### 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

(2-15,2-22,3-1)

129621

### 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

### 2901 BERWICK CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 7, 2016 and recorded in Liber 38426, Folio 511 among the Land Records of Prince George's County, MD, with an original principal balance of \$463,420.00, 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

### MARCH 6, 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 \$46,000 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 repaired accement, resistance or paid of 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 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 remedy, at law or equity, is the return of the deposit without interest. (Matter No. 321364-1)

### 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

(2-15,2-22,3-1) 129622

### 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

4300 SKYLINE DR. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated February 5, 2008 and recorded in Liber 29404, Folio 220 among the Land Records of Prince George's County, MD, with an original principal balance of \$243,000.00, 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

### MARCH 6, 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 \$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. 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 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. Taxes due for prior years including costs of any tax sale are payable 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. Any deferred water and sewer charges may be ascertained by contacting 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 taxing the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges asseed by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is usbject to post-sale audit of the status of the loan prior to the sale in 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 denied by Sub. Trustees as liquidated damages for all loasser scenter is solect to profery

### 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

(2-15.2-22.3-1)

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

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

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

### 1809 MAPLE LANE ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Brenda Coleman, dated April 21, 2014, and recorded in Liber 35984 at folio 610 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

### MARCH 6, 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 \$23,000.00 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 taxes. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchas

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

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

### 13110 3RD STREET BOWIE, MARYLAND 20720

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

### MARCH 6, 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 \$47,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser taxes. Purchaser shall he responsible for the adout on on effect, and the purchaser shall be responsible for be apsension of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the purchaser shall be responsible for beading of the groupsers.

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

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

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

### 3809 SWANN RD., UNIT #T2 SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated February 23, 2010 and recorded in Liber 31724, Folio 385 among the Land Records of Prince George's County, MD, with an original principal balance of \$147,765.00, 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

### MARCH 6, 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 described as Unit No. T-2, Building No. 2, at 3809 Swann Road, in a Declaration of Condominium Regime known as Swann Hill 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 \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the loan prior to the sale is subject 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 so coasioned by the purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees thal property will be resold

### 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

(2-15,2-22,3-1) 129618

(2-15,2-22,3-1) 129623

(2-15,2-22,3-1)

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

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

4704 WOODELVES WAY CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated October 31, 2006 and recorded in Liber 26747, Folio 42 among the Land Records of Prince George's County, MD, with an original principal balance of \$576,000.00, 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

### MARCH 6, 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. All other public and/or private charges on 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 county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right opsession of the property, and sus a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and susmer sisk 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 prior to the sale is subject to post-sale audit of the status of the loan prior to the sale is ubice to post-sale audit of the

### 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

5409 67TH AVE. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated October 20, 2000 and recorded in Liber 14178, Folio 374 among the Land Records of Prince George's County, MD, with an original principal balance of \$70,700.00, 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

### MARCH 6, 2018 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 \$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 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 susmer siks 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 prior to 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 recayment agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all costs occas

### 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

3910 TRITON CT. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated March 6, 2008 and recorded in Liber 29497, Folio 624 among the Land Records of Prince George's County, MD, with an original principal balance of \$252,024.00, 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

### MARCH 6, 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" 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 on 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 any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan poirt or the sale. In any 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 intere

### 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>129624</u>

(2-15,2-22,3-1) 129625

(2-15,2-22,3-1) 129626

(2-15,2-22,3-1)

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

(301) 961-6555

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

### 9100 PATRICK DR. CLINTON, MD 20735

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

### MARCH 6, 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 \$48,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIMÉ IS OF THE ESSENCE 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 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. 178605-1)

### 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 (301) 961-6555

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

### 4900 MARY BETH BLVD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated February 18, 2011 and recorded in Liber 32478, Folio 88 among the Land Records of Prince George's County, MD, with an original principal balance of \$402,098.00, 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

### MARCH 6, 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 \$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 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 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. 198685-1)

### 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

(2-15,2-22,3-1) 129629

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

### 6500 MCCAHILL DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated October 17, 2007 and recorded in Liber 28967, Folio 731 among the Land Records of Prince George's County, MD, with an original principal balance of \$330,400.00, 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

### MARCH 6, 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 affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. 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 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 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 remedy, at law or equity, is the return of the deposit without interest. (Matter No. 314843-1)

### 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

(2-15,2-22,3-1)

(2-15,2-22,3-1) 129628

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

9117 DIXON DR. I/R/T/A 9117 DIXON AVE. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated October 26, 2006 and recorded in Liber 26638, Folio 538 among the Land Records of Prince George's County, MD, with an original principal balance of \$300,000.00, 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

### FEBRUARY 27, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser and any deformed water are any adverse of the sale to be paid by the purchaser. 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 pro-ceeds resulting from said resale even if such surplus results from improve-ments to the preserve hu said defaulted murchaser. 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. 174919-1)

# 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

### 12509 STEM LA. **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated January 31, 2007 and recorded in Liber 28445, Folio 183 among the Land Records of Prince George's County, MD, with an original principal balance of \$324,000.00, 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

### FEBRUARY 27, 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 \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. 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 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. 321892-1)

### 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

(2-8.2-15.2-22)

129544

### 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

### 6601 RANDOLPH RD. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated October 27, 2008 and recorded in Liber 30151, Folio 77 among the Land Records of Prince George's County, MD, with an original principal balance of \$382,500.00, 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

### FEBRUARY 27, 2018 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 \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. TIMÊ 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 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. 320760-1)

> 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

(2-8,2-15,2-22)

<u>12954</u>3 (2-8.2-15.2-22)

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

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

129542

Rockville, MD 20852 (301) 961-6555

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

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

# 13913 CONCORD AVE. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated July 25, 2006 and recorded in Liber 26935, Folio 659 among the Land Records of Prince George's County, MD, with an original principal balance of \$303,800.00, 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

### FEBRUARY 27, 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" 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 \$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 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. 66120-1)

# 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

# 7811 POWHATAN ST. NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated May 25, 2007 and recorded in Liber 28102, Folio 56 among the Land Records of Prince George's County, MD, with an original principal balance of \$290,250.00, 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

### FEBRUARY 27, 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 \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or dechaser. Any deterred 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 pavable 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 sale. In any 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 nurchaser. 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. 76149-2)

# 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

(2-8, 2-15, 2-22)129548

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

# 11301 PARKMONT DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated August 24, 2016 and recorded in Liber 39050, Folio 474 among the Land Records of Prince George's County, MD, with an original principal balance of \$299,186.00, 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 located on Main St.), on

### FEBRUARY 27, 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.

Ferms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the 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 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. 318616-1)

# 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

(2-8, 2-15, 2-22)

(2-8,2-15,2-22) 129547

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

### 2214 HINDLE LA. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated January 26, 2010 and recorded in Liber 31545, Folio 358 among the Land Records of Prince George's County, MD, with an original principal balance of \$293,900.00 and a current interest rate of 5.375%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 21, 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 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 prior to the sale is subject 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 site so loss est and property will be resold and entire

### 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

### 5729 SOUTH HIL MAR CIR. DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated October 30, 2006 and recorded in Liber 26688, Folio 665 among the Land Records of Prince George's County, MD, with an original principal balance of \$260,346.00 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

### FEBRUARY 21, 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" 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, such amounts survive forectosure 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 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 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-grade areal time receiption if such curplus recults from 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. 321408-1)

### 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

(2-1,2-8,2-15) 129447

<u>(2-1,2-8,2-15)</u> <u>129448</u>

### LEGALS

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

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

### 11414 CROOM RD. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated June 2, 2015 and recorded in Liber 37641, Folio 477 among the Land Records of Prince George's County, MD, with an original principal balance of \$255,290.00 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

### FEBRUARY 21, 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 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. 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 and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for usary 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 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 prior to the sale is de

### 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

(2-1, 2-8, 2-15)

129446

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

(301) 961-6555

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

### 6930 DECATUR ST. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated July 28, 2006 and recorded in Liber 26166, Folio 300 among the Land Records of Prince George's County, MD, with an original principal balance of \$260,000.00, 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

### FEBRUARY 27, 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 \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. 110826-1)

### 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

### 849 BERKSHIRE DR. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated August 5, 2008 and recorded in Liber 30023, Folio 8 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,000.00, 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

### FEBRUARY 27, 2018 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 \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. 316734-1)

### 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

(2-8,2-15,2-22) 129444

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

### 4305 BROKEN ARROW CT. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated March 17, 2006 and recorded in Liber 24957, Folio 367 among the Land Records of Prince George's County, MD, with an original principal balance of \$810,000.00 and a current interest rate of 6.875%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 21, 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 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 \$73,000 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 any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of, 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 Purcha

### 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

(2-1,2-8,2-15)

(2-8,2-15,2-22) 129550

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

13413 YOUNGWOOD TURN BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated July 28, 2005 and recorded in Liber 23110, Folio 321 among the Land Records of Prince George's County, MD, with an original principal balance of \$284,700.00, 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

### MARCH 6, 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 \$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 unpid purchase morey 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 to so so so so so change to the property, and is not a fee or assument imposed by the courty. Any right of prepayment or discount for thesare 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 i

### 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

### 9401 SHERIDAN ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated August 10, 2015 and recorded in Liber 37423, Folio 52 among the Land Records of Prince George's County, MD, with an original principal balance of \$316,297.00, 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

### MARCH 6, 2018 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 \$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 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 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. 322090-1)

### 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

(2-15.2-22.3-1) 129632

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

### 9510 PRYDE DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 14, 2010 and recorded in Liber 31802, Folio 252 among the Land Records of Prince George's County, MD, with an original principal balance of \$217,076.00, 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

### MARCH 6, 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" 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 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. 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 curchaser to 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 asessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the lo

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

(2-15,2-22,3-1) 129631

(2-13,2-22,3-1)

(2-15,2-22,3-1)

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

129630

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

(301) 961-6555

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

### 8709 CHESTNUT AVE. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated March 25, 2008 and recorded in Liber 29601, Folio 483 and re-recorded in Liber 35572, Folio 163 and re-recorded in Liber 35971, Folio 408 among the Land Records of Prince George's County, MD, with an original principal balance of \$277,130.00, 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

### MARCH 6, 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 \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 carly propayment of water and every the ascertained by conearly 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 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. 312964-1)

### 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

129634

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

### 6706 STONEHILL RD. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated October 25, 2007 and recorded in Liber 29127, Folio 617 among the Land Records of Prince George's County, MD, with an original principal balance of \$417,000.00, 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

### MARCH 6, 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 \$45,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 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 eaver charger may be ascertained by conearly 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 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. 155961-1)

### 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

(2-15,2-22,3-1) 129636

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

### 11509 CARRIAGE CROSSING DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated October 24, 2012 and recorded in Liber 35255, Folio 257 among the Land Records of Prince George's County, MD, with an original principal balance of \$340,190.00, 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

### MARCH 6, 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 \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE 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 any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the proreyt, 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 prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law ore equity, shall be the return of the deposit without in tere

### 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

(2-15, 2-22, 3-1)

(2-15,2-22,3-1) 129635

**ORDER OF PUBLICATION** ALFRED D. WALSH JR

4258 Suitland Road, #103 Suitland, MD 20746 Plaintiff

AMENDED

JOLIE R. WASHINGTON 8904 Francisco Court Upper Marlboro, MD 20774

### and

ANTOINE WASHINGTON 8904 Francisco Court Upper Marlboro, MD 20774

### and

BOLLING FEDERAL CREDIT UNION S/O President 191 Chappie James Blvd., #4447 Washington, DC 20332

### and

ROSEMARIE CLEMENS, TRUSTEE 191 Chappie James Blvd., #4447 Washington, DC 20332

### and

UNIVERSAL FIRE & CASUALTY INSURANCE COMPANY S/O Rick Klimaszewski, President 3214 Chicago Dr. Hudsonville, MI 49426

### and

TOM PARKER, TRUSTEE 3214 Chicago Dr. Hudsonville, MI 49426

### and

Prince George's County S/O Gail D. Francis Director of Finance 14741 Governor Oden Bowie Drive Room 3200 Upper Marlboro, MD 20772 Attorney General's Office for

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

### and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Spaulding, 6th Election district of Prince George's County, known as 2756 Iverson Street, Unit 73 and described as 2756 Iverson St, 2,121.0000 Sq. Ft. & Imps. Iverson Square Con., Assmt \$51,667 Lib 00000 Fl 000, Unit 73 and asORDER OF PUBLICATION

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

Plaintiff v.

JOHN H. ONTRICH 10135 Prince Pl., #201 Upper Marlboro, MD 20774

and

HELEN M. ONTRICH 10135 Prince Pl Upper Marlboro, MD 20774

### and

COUNCIL OF UNIT OWNERS OF TREETOP CONDO. S/O Craig B. Zaller, Counsel for Treetop Condominium 10113 Prince Pl. Upper Marlboro, MD 20774

### and

Prince George's County S/O Gail D. Francis Director of Finance 14741 Governor Oden Bowie Drive Room 3200 Upper Marlboro, MD 20772

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

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Kent, 13th Election district of Prince George's County, known as 10135 Prince Pl., and described as 11th Supplemen Tary Plat Unit 201-6A, 1,272.0000 Sq. Ft. & Imps. Treetop Condo, Assmt \$54,000 Liber 4934 Folio 464, Unit 201-6A and assessed to John H Ontrich & Helen M Ontrich

### Defendants

### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 17-39010

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 10135 Prince Pl, Prince George's County, State of Maryland, sold by the Finance Offi-cer of Prince George's County, State cer of Prince George's County, State of Maryland to Alfred D Walsh, Jr., the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax le is as follows: Unit 201-6A, 1,272.0000 Sq. Ft. & Imps. Treetop Condo Assmt \$54,000 Liber 4934 Folio 464 and assessed to John H Ontrich & Helen M Ontrich.

### **LEGALS**

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

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

# 2804 SHEPHERD STREET MOUNT RAINIER, MARYLAND 20712

By virtue of the power and authority contained in a Deed of Trust from David S. Hilmy and Day A Pennick, dated April 28, 2006, and recorded in Liber 25007 at folio 297 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

### **FEBRUARY 27, 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 discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners 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 escrow, if required. Cost of all documentary stamps, transfer takes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>17-602486</u>)

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

<u>1295</u>56

**LEGALS** 

COHN, GOLDBERG & DEUTSCH, LLC

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED

**REAL PROPERTY** 

(2-8,2-15,2-22) 129557

(2-8,2-15,2-22)

### **LEGALS**

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

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

> 5609 EAST BONIWOOD TURN CLINTON, MD 20735

### LEGALS

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

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

# 5106 ODESSA ROAD COLLEGE PARK, MARYLAND 20740

By virtue of the power and authority contained in a Deed of Trust from Mary Jennifer Nodwell, dated June 24, 2014, and recorded in Liber 36224 at folio 369 RE-RECORDED AT Liber 40263 Folio 1 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

### **FEBRUARY 27, 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 nurchaser 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>17-602628</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

sed to Washington, Jolie R. & Antoine

### Defendants

### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 17-09969

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 2756 Iverson St., Unit 73, Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alfred D Walsh, Jr., the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Cer-tificate of Tax Sale is as follows: Unit 73, 2,121.0000 Sq. Ft. & Imps. Iver-son Square Con Assmt \$51,667 Lib 00000 Fl 000 and assessed to Washington Jolie R & Antoine

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

It is thereupon this 5th day of Feb-ruary, 2018, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circula-tion in Prince George's County once a week for three consecutive weeks. warning all persons interested in the property to appear in this Court by the 10th day of April, 2018, and redeem the property and answer the Complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk (2-15,2-22,3-1) 129644

### NOTICE

IN THE MATTER OF: Doris Kpaka

FOR THE CHANGE OF NAME TO: **Doris Moripeh** 

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-02270

A petition has been filed to change the name of Doris Kpaka to Doris Moripeh.

The latest day by which an objection to the petition may be filed is March 5, 2018.

Sydney J. Ha Clerk of the Circui Prince George's Cour	
129660	(2-15)

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

It is thereupon this 5th day of February, 2018, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circula-tion in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 10th day of April, 2018, and redeem the property and answer the Complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 129646 (2-15,2-22,3-1)

### LEGALS

Ritchie Storage on Feb. 21, 2018 11:00 am next to property at 8817 Walker Mill road Capitol Heights 20743 unit box 9 and 14 are being sold for the non-payment of storage charges, as per the laws governing the foreclosure of self storage units in the local jurisdiction where the facility is located. The tenant of the foreclosed unit has the right to pay, in full, the delinquent charges up to the time of the sale of the unit. The sale of abandoned units and units surrendered by the tenants may also be included in the auction. Please note that the Storage Facility Operators reserves the right to cancel any of the facility auctions or withdraw any units, any time, without notice, and for any reason, whatsoever. The cancellation of a facility's auction does not advance the scheduled times of the remaining auctions. Terms of Sale: All units are sold AS IS, WHERE IS, with no warranties expressed or implied. A limited period of visual inspection will precede the sale of each unit; however, entering units for inspection is limited by safety concerns. Payment in cash, only (no checks, debit or credit cards), paid at the end of the sale. Additional terms may be announced preceding the auction. No Buyer's Premium.

129668

601 SEVENTH STREET UNIT #402 LAUKEL, MD 20/0.

Under a power of sale contained in a certain Deed of Trust from Lauren G. Pruitt, dated January 18, 2008 and recorded in Liber 29335, Folio 092 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$235,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substi-tute Trustees will sell at public auction at 14735 Main St., Upper Marl-boro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex. If courthouse is closed due to incloment wathout or other 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 FEBRUARY 27, 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 \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

(2-15) 129577 (2-8,2-15,2-22) 129578

Under a power of sale contained in a certain Deed of Trust from Albert Jackson, dated November 30, 2006 and recorded in Liber 26915, Folio 543 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on April 22, 2014 in the Land Records of Prince George's County at Liber No. 35911, Folio 179, with an original principal balance of \$306,393.00, 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 courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on FEBRUARY 27, 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 \$38,000.00 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 Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

> > (2-8, 2-15, 2-22)

Plaintiff

### **LEGALS**

### ORDER OF PUBLICATION

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

vs.

TROY DIXON CHARNITA DIXON BRANCH BANKING AND TRUST COMPANY EDWARD P. BARKER, TRUSTEE WILLIAM J. ZIEGLER, TRUSTEE Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1733302, MELLWOOD 15TH ELECTION DISTRICT; 2375 SQ FT & IMPS MELWOOD TOWNHOUSE ASSMT \$128,900 LIB 20236 FL 161 UNIT 9610; ADDRESS 9610 MARL-BORO PIKE UPPER MARLBORO 20772 CONDO UNIT: 9610.

### Defendants

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

Civil Action No. CAE 17-37056

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

Prince George's County, described as follows: Tax Account No 1733302, MELLWOOD 15TH ELECTION DISTRICT; 2375 SQ FT & IMPS MELWOOD TOWNHOUSE ASSMT \$128,900 LIB 20236 FL 161 UNIT 9610; ADDRESS 9610 MARL-BORO PIKE UPPER MARLBORO 20772 CONDO UNIT: 9610.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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.

ing a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 129484 (2-1,2-8,2-15)

# **ORDER OF PUBLICATION**

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

vs.

Plaintiff

TRUSTEES OF THE CHURCH OF GOD AT COLLEGE PARK Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2410249, BERWYN 21ST ELECTION DIS-TRICT; RESUB OF LOT 3 LOT 1 & HALF LOT 2 13,860 SQ FT & IMPS BEWLEY ESTATES ASSMT BEWLEY ESTATES ASSMT \$201,267 LIB 04125 FL 729; AD-DRESS 8803 48TH AVE COLLEGE PARK 20740.

### Defendants

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

### Civil Action No. CAE 17-37071

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

Prince George's County, described as follows: Tax Account No 2410249, BERWYN 21ST ELECTION DIS-TRICT; RESUB OF LOT 3 LOT 1 & HALF LOT 2 13,860 SQ FT & IMPS BEWLEY ESTATES ASSMT \$201,267 LIB 04125 FL 729; AD-DRESS 8803 48TH AVE COLLEGE PARK 20740.

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

sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0182741, BLADENSBURG 2ND ELECTION DISTRICT; 5,000 SQ FT & IMPS WASHINGTON SUBURBA LOT 11 BLK K ASSMT \$187,066 LIB 06322 FL 268; ADDRESS 5533 VOLTA AVE BLADENSBURG 20710.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 129486 (2-1,2-8,2-15)

### ORDER OF PUBLICATION

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

vs.

Plaintiff

BEEREN AND BARRY INVEST-MENTS LLC BANK OF GEORGETOWN JOHN A MOFFET, JR, TRUSTEE JEFF HEDDERLY, TRUSTEE Prince George's County, Maryland

### AND

Heirs, devisees, personal represen-tatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2058360, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LOTS 19 20 & LOT 21 EX 12.03 SQ FT 8,185 SQ FT & IMPS GR CAPITOL HGEIGHTS BLK 6 ASSMT \$140,034 LIB 37475 FL 316; ADDRESS 710 GLACIER AVE CAPITOL HEIGHTS 20743.

### Defendants

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

### ORDER OF PUBLICATION

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

NA-

Plaintiff vs.

WILMINGTON TRUST TIONAL ASSOCIATION Prince George's County, Maryland

AND Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as: Prince George's County, described as follows: Tax Account No 1068733,

LAUREL 10TH ELECTION DIS-TRICT; 04 EAI-X TRS T -DT S/B 07/01/04 L 19861 F182; 1,500.0000 SO.FT. & IMPS. ASH-FORD PLAT 2 LOT 401 ASSMT \$185,100 LIB 38166 FL 430; AD-DRESS 15014 WHEATLAND PL LAUREL 20707.

Defendants

### In the Circuit Court for

Prince George's County, Maryland Civil Division Civil Action No. CAE 17-37074

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

Prince George's County, described as follows: Tax Account No 1068733, LAUREL 10TH ELECTION DIS-TRICT; 04 EAI-X TRS T -DT S/B 07/01/04 L 19861 F182; 1,500.0000 SQ.FT. & IMPS. ASH-FORD PLAT 2 LOT 401 ASSMT \$185,100 LIB 38166 FL 430; AD-DRESS 15014 WHEATLAND PL LAUREL 20707.

other things, that the amounts necessary for redemption have not been

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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,

George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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>129489</u> (2-1,2-8,2-15)

# ORDER OF PUBLICATION

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

### vs.

Plaintiff

ESTATE OF ELIZABETH PHELPS OUILL

Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1104926, LAUREL 10TH ELECTION DIS-TRICT; 5569 SQ FT & IMPS LOT 10 BLK 28 ASSMT \$152,600 LIB 00000 FL 000; ADDRESS 503 5TH ST LAU-REL 20707.

### Defendants

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

### Civil Action No. CAE 17-39055

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

Prince George's County, described as follows: Tax Account No 1104926, LAUREL 10TH ELECTION DIS-TRICT; 5569 SQ FT & IMPS LOT 10 BLK 28 ASSMT \$152,600 LIB 00000 FL 000; ADDRESS 503 5TH ST LAU-REL 20707.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of

SEAT PLEASANT 18TH ELECTION DISTRICT; 5,369 SQ FT & IMPS CHAPEL OAKS LOT 26 & BLK O ASSMT \$91,834 LIB 37603 FL 366; ADDRESS 4904 LEROY GORHAM DR CAPITOL HEIGHTS 20743.

LEGALS

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 (2-1, 2-8, 2-15)<u>129491</u>

### **ORDER OF PUBLICATION**

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

Plaintiff

JASON ECKLES Prince George's County, Maryland

VS.

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0163063, BLADENSBURG 2ND ELECTION DISTRICT; 7,914 SQ FT & IMPS DE-FENSE HEIGHTS LOT 3 BLK R ASSMT \$161700 LIB 38333 FL 224; ADDRESS 4826 67TH AVE HY-ATTSVILLE 20784.

### Defendants

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

Civil Action No. CAE 17-39057

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

# The Complaint states, among paid.

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 129483 (2-1,2-8,2-15)

### ORDER OF PUBLICATION

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

vs.

Plaintiff

EASTERN DIVERSIFIED PROPER-TIES INC TOYOTA MOTOR CREDIT COR-PORATION MARK TARANGO TRUSTEE Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3992757, QUEEN ANNE 7TH ELECTION DISTRICT; 5.57 ACRES WALKER PONTIAC LOT 7 ASSMT \$2,183,600 LIB 37586 FL 642; ADDRESS 2250 NW CRAIN HWY BOWIE 20716.

### Defendants

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

Civil Action No. CAE 17-37057

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

Prince George's County, described as follows: Tax Account No 3992757, QUEEN ANNE 7TH ELECTION DISTRICT; 5.57 ACRES WALKER PONTIAC LOT 7 ASSMT \$2,183,600 LIB 37586 FL 642; ADDRESS 2250 NW CRAIN HWY BOWIE 20716.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper hav-

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 129485 (2-1,2-8,2-15)

### ORDER OF PUBLICATION

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

Plaintiff

### MILTON M CHILDRESS LINDA A CHILDRESS CITIMORTGAGE INC GOVERNMENT PRINTING OF-FICE FEDERAL CREDIT UNION PAUL J. O'REILLY, TRUSTEE Prince George's County, Maryland

vs.

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0182741, BLADENSBURG 2ND ELECTION DISTRICT; 5,000 SQ FT & IMPS WASHINGTON SUBURBA LOT 11 BLK K ASSMT \$187.066 LIB 06322 FL 268; ADDRESS 5533 VOLTA AVE BLADENSBURG 20710.

### Defendants

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

Civil Action No. CAE 17-37072

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland,

### Civil Action No. CAE 17-37073

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

Prince George's County, described as follows: Tax Account No 2058360, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LOTS 19 20 & LOT 21 EX 12.03 SQ FT 8,185 SQ FT & IMPS GR CAPITOL HGEIGHTS BLK 6 ASSMT \$140,034 LIB 37475 FL 316; ADDRESS 710 GLACIER AVE CAPITOL HEIGHTS 20743.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 (2-1,2-8,2-15) 129487

### NOTICE

IN THE MATTER OF: Anjwell Amonie Burl

FOR THE CHANGE OF NAME TO: Anjel Angieona Burl

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

### Case No. CAE 18-02816

A petition has been filed to change the name of (Minor Child(ren)) An-jwell Amonie Burl to Anjel Angieona Burl.

The latest day by which an objection to the petition may be filed is March 5, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 129656 (2-15)

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

True Copy-Test: Sydney J. Harrison, Clerk 129488 (2-1,2-8,2-15)

### ORDER OF PUBLICATION

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

vs.

Plaintiff

FORESTVILLE, MARYLAND, CONGREGATION OF JEHOVAH'S WITNESSES, INC Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0449058, SPAUDLING 6TH ELECTION DIS-TRICT; NEAR ALMS HOUS E 1.4800 ACRES & IMPS ASSMT \$712,500 MAP 082 GRID A2 PAR 102 LIB 06253 FL 858; ADDRESS 8009 DARCY RD DISTRICT HEIGHTS 20747.

Defendants

In the Circuit Court for

Prince George's County, Maryland Civil Division

Civil Action No. CAE 17-37075

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

Prince George's County, described as follows: Tax Account No 0449058, SPAUDLING 6TH ELECTION DIS-TRICT; NEAR ALMS HOUS E 1.4800 ACRES & IMPS ASSMT \$712,500 MAP 082 GRID A2 PAR 102 LIB 06253 FL 858; ADDRESS 8009 DARCY RD DISTRICT HEIGHTS 20747.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince

this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 I. HARRISON Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Sydney J. Harrison, Clerk (2-1,2-8,2-15) 129490

### ORDER OF PUBLICATION

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

vs.

Plaintiff

4904 LEROY GORHOM DR LLC RAINMAN CAPITAL LLC BRENDON M SHEPHARD ESQ, TRUSTEE Prince George's County, Maryland

### AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2010866 SEAT PLEASANT 18TH ELEC-TION DISTRICT; 5,369 SQ FT & IMPS CHAPEL OAKS LOT 26 & BLK O ASSMT \$91,834 LIB 37603 FL 366; ADDRESS 4904 LEROY GORHAM DR CAPITOL HEIGHTS 20743.

### Defendants

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

### Civil Action No. CAE 17-39056

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

Prince George's County, described as follows: Tax Account No 2010866,

Prince George's County, described as follows: Tax Account No 0163063, BLADENSBURG 2ND ELECTION DISTRICT: 7.914 SO FT & IMPS DE-FENSE HEIGHTS LOT 3 BLK R ASSMT \$161700 LIB 38333 FL 224; ADDRESS 4826 67TH AVE HY-ATTSVILLE 20784.

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

It is thereupon this 22nd day of January, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 16th day of February, 2018, warning all persons interested in the property to appear in this Court by the 27th day of March, 2018, and redeem the property herein described 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 129492 (2-1,2-8,2-15)



VS.

# LEGALS

vs.

### LEGALS

### NOTICE

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

Substitute Trustees, Plaintiffs vs. G. STRATTON NASH CARLA S. NASH 16002 Pennsbury Drive Bowie, MD 20716

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-26149

Notice is hereby given this 29th day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16002 Pennsbury Drive, Bowie, MD 20716, 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 1st day of March, 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 1st day of March, 2018. The report states the purchase

price at the Foreclosure sale to be \$281*.*000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129563 (2-8,2-15,2-22)

### NOTICE

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

	Substitute	Trustees, Plaintiffs
VS.		
BARBARA A. H 5503 Karen Ela		

### Unit 1121 New Carrollton, MD 20784 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-12485

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5503 Karen Elaine Drive, Unit 1121, New Carrollton, MD 20784, 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 1st day of March, 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 1st day of March, 2018.

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

### NOTICE

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

> Substitute Trustees, Plaintiffs

ANGELA SINGLETARY THELMA G. SINGLETARY 9311 Small Drive Clinton, MD 20735 Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-41478

Notice is hereby given this 31st day of January, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 9311 Small Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 5th day of March, 2018, provided 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 5th day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$218,120.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (2-8, 2-15, 2-22)129585

### NOTICE

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

VS.

Substitute Trustees Plaintiffs SADIE M. EPPS CARRINGTON L. EPPS, JR.

3304 Heidi Lane Springdale, MD 20774 IRTA Landover, MD 20774 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-29238

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 3304 Heidi Lane, Springdale, MD 20774, IRTA Lan-dover, MD 20774, 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 1st day of March, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed Maryland, that the sale of the propin some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$201,000.00.

### NOTICE

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

VS.

Substitute Trustees, Plaintiffs FERDINAND H. DORIS JOHNNIE M. DORIS 6801 Damsel Court Greenbelt, MD 20770

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-20138

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6801 Damsel Court, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of March, 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

1st day of March, 2018. The report states the purchase price at the Foreclosure sale to be price at the Foreclosure sale to be \$325,000.00. \$243.800.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (2-8,2-15,2-22)129588

### NOTICE

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

> Substitute Trustees, Plaintiffs

DELORES JOHNSON 5006 Silver Hill Road Suitland, MD 20746 Defendant(s)

vs.

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-22444

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5006 Silver Hill Road, 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 1st day of March, 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 1st day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$211,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for

### NOTICE

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

Substitute Trustees Plaintiffs DORIS GIBBS 6802 Burch Hill Road

Brandywine, MD 20613 Defendant(s) In the Circuit Court for Prince

# George's County, Maryland Case No. CAEF 17-20094

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop erty mentioned in these proceedings and described as 6802 Burch Hill Road, Brandywine, MD 20613, 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 1st day of March, 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 1st day of March, 2018. The report states the purchase

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

True Copy—Test: Sydney J. Harrison, Clerk 129589 (2-8,2-15,2-22)

NOTICE

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

Plaintiffs vs.

Robert M. Hines, SR.

Defendant

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

### CIVIL NO. CAEF 14-34310

ORDERED, this 1st day of February, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4516 Natahala Drive, Clin-ton, Maryland 20735 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 1st day of March, 2018 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 1st day of March, 2018, next. The report states the amount of sale to be \$205,200.00.

SYDNEY J. HARRISON

Clerk of the Circuit Court

(2-8,2-15,2-22)

Prince George's County, MD

**KENTLAND AUTO** 733 Landover Road Landover, MD 20785 (301) 773-7785

### MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16-207 of the An-notated Code of Maryland, the undersigned lienor will sell at public auction for storage, repairs, and other lawful charges:

2011 CADILLAC 4 DOOR VIN#: 1G6KH5E36BU102127

1966 FORD MUSTANG 2 DOOR VIN #: 6T07T197100

2000 CADILLAC 4 DOOR VIN #: 1G6KS54Y9YU257472

**1967 FORD FAIRLANE 2 DOOR** VIN #: 7K480188569

1940 HUDSON 4 DOOR VIN #: 445840

2010 FORD TCG 2 DOOR VIN #: NM0LS6BN2AT023151

1971 MUSTANG 2 DOOR VIN #: 1T01F123684

Kentland Auto will offer for sale at public auction at 733 Landover Road, Landover, MD on Saturday, February 24, 2018, at 10:00 A.M.

Terms of Sale-CASH ONLY. Lienor reserves the right to bid.

(2-8, 2-15)129574

### NOTICE

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

> Substitute Trustees Plaintiffs

vs. MICHAEL D. BEAL 15314 Norwalk Court Bowie, MD 20716

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-20151

Defendant(s)

Notice is hereby given this 1st day of February, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop erty mentioned in these proceedings and described as 15314 Norwalk Court, Bowie, MD 20716, 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 1st day of March, 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 1st day

of March, 2018. The report states the purchase price at the Foreclosure sale to be \$172,520.00.

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

### NOTICE

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

Charles Muhammad and Tiesha M. Henson

vs

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

### CIVIL NO. CAEF 17-29171

ORDERED, this 23rd day of January, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 10214 Everley Terrace, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of February, 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 23rd day of February, 2018, next. The report states the amount of sale to be \$299,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court

Prince George's County, MD

NOTICE

6003 Executive Blvd., Suite 101 Rockville, MD 20852

JACQUELINE A. JOHNSON

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-26205

Notice is hereby given this 2nd day of February, 2018, by the Circuit

Court for Prince George's County,

Maryland, that the sale of the prop-

erty mentioned in these proceedings

and described as 3601 Kidder Road, 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 March, 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 March, 2018.

The report states the purchase price at the Foreclosure sale to be \$50,890.83.

SYDNEY J. HARRISON

Clerk, Circuit Court for

(2-1,2-8,2-15)

Substitute Trustees,

Plaintiffs

Defendant(s)

True Copy—Test: Sydney J. Harrison, Clerk

Carrie M. Ward, et al.

NEAL E. JOHNSÓN

3601 Kidder Road

Clinton, MD 20735

129518

vs

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (2-8, 2-15, 2-22)129586

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129591 (2-8,2-15,2-22)

Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (2-8,2-15,2-22) 129590

True Copy—Test: Sydney J. Harrison, Clerk

129592

True Copy—Test: Sydney J. Harrison, Clerk (2-8,2-15.2-22) 129587

Prince George' ounty, MD True Copy—Test: Sydney J. Harrison, Clerk 129642 (2-15,2-22,3-1)

### **LEGALS**

McCabe, Weisberg & Conway, LLC

### **LEGALS**

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF **CATHERINE B BUIE**

Notice is given that William Buie, Notice is given that William Bule, whose address is 13001 Bressler Way, Upper Marlboro, MD 20772, was on January 29, 2018 appointed Personal Representative of the estate of Catherine B Buie who died on De-cember 14, 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 29th day of July, 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.

### WILLIAM BUIE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-172 Estate No. 1087 129596 (2-8,2-15,2-2

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN MILWAIN COLEMAN

Notice is given that William I Cole-man, whose address is 17307 Central Ave, Upper Marlboro, MD 20774, was on January 31, 2018 appointed Personal Representative of the estate of John Milwain Coleman who died on December 8, 2017 with a will on December 8, 2017 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of July, 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: following dates:

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

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

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

# WILLIAM I COLEMAN Personal Representative

.9	CERETA A. LEE REGISTER OF WIL PRINCE GEORGE'S P.O. BOX 1729 UPPER MARLBORG	
754		Estate No. 108920
22)	129597	(2-8,2-15,2-22)

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

**LEGALS** 

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

# 6212 41ST PLACE HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Alan J. Koch, dated July 25, 1997, and recorded in Liber 11842 at folio 145 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

### **FEBRUARY 20, 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 Irust. The property is improved by a

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the pur-chase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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 reals. The purchaser shall be responsible for the orgunate of the ground rent sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>17-602477</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

129440

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

(2-1,2-8,2-15) 129610 (2-8,2-15,2-22)

# 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361 SUBSTITUTE TRUSTEES' SALE OF VALUABLE **IMPROVED REAL ESTATE**

### 6307 FOOTE STREET **CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Marsha Flemmings Clay aka Marsha Flemings Clay aka Marsha F. Clay and Augustus Clay III, dated November 6, 2007, and recorded in Liber 29299 at folio 371 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

### **FEBRUARY 27, 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 Irust. The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.125% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. 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 merchaer charges refute the substitute 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 # 14-601663)

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

### 9421 TREVINO TERR. LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated January 18, 2010 and recorded in Liber 32872, Folio 187 among the Land Records of Prince George's County, MD, with an original principal balance of \$204,023.00, 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

### FEBRUARY 27, 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 described as Unit Number 145, in Building 29, in "The Village at Greens of Patuxent", a Condominium, Phase 4A 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 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 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 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. 323249-1)

### 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

### 2709 PHELPS AVE. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated January 22, 2007 and recorded in Liber 27644, Folio 246 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,250.00, 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

### FEBRUARY 27, 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 \$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 Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deformed water and cover and accover the sale to be paid by the purchaser. 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. 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 that 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 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. 154812-6)

### 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

(2-8,2-15,2-22) 129555

### 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

### 12336 QUARTERBACK CT. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated May 23, 2006 and recorded in Liber 25359, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$316,000.00, 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

### FEBRUARY 27, 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 \$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 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 susmer sink 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 prior to the sale is subject to post-sale audit of the status of the loan of the states' sole remedy, in law or equity, shall be the return of the deposit without in terest. If purchaser is default and purchaser. If Sub. Trustees are induling,

### 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

(2-8, 2-15, 2-22)

(2-8.2-15.2-22) <u>129554</u>

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

129553

Rockville, MD 20852 (301) 961-6555

BWW LAW GROUP, LLC

6003 Executive Boulevard, Suite 101

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

### 1002 8TH ST. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated June 1, 2007 and recorded in Liber 28211, Folio 418 among the Land Records of Prince George's County, MD, with an original principal balance of \$435,000.00 and a current interest rate of 1.68%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 21, 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 \$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 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 servicer including, but not limited to, determination of whether the borrower entered into any reapyment agreement, reinstated or paid off the loan prior to 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 enetred into any repayment agreement, reinstated or paid

### (301) 961-6555

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

### 7701 KIRKLEE CT. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated November 30, 2006 and recorded in Liber 26898, Folio 132 among the Land Records of Prince George's County, MD, with an original principal balance of \$608,550.00, 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

### FEBRUARY 27, 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 \$61,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 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. 125158-1)

### 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

(2-8,2-15,2-22) 129449

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

### 2107 JAMESON ST. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated June 13, 2002 and recorded in Liber 16286, Folio 455 among the Land Records of Prince George's County, MD, with an original principal balance of \$120,200.00 and a current interest rate of 6.25%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### FEBRUARY 21, 2018 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 \$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 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 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 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-records excluting from each oracle or if our for unter results from improve 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. 305501-2)

### 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

(2-1,2-8,2-15)

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

(2-1,2-8,2-15) 129552

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

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

### 2923 GALESHEAD DRIVE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Matthew Úzukwu and Eunice Uzukwu, dated July 21, 2008 and recorded in Liber 29964, Folio 664 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$675,502.00, and an original interest rate of 4.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 27, 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 \$85,400.00 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 settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

### LEGALS

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

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

### 910 ROLLINS AVENUE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Joann W. Garvey, dated January 3, 2008 and recorded in Liber 29707, Folio 428 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$318,366.97, and an original interest rate of 2.230%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 27, 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 \$32,300.00 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 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, rejected or paid off the loan prior to the color law such their reinstated or paid off the loan prior to the sale. In any 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) 82'www.mid-atlanticau neers com

### LEGALS

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

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

2734 CRESTWICK PLACE DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Janice Jones, dated December 4, 2015 and recorded in Liber 37790, Folio 648 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$198,831.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emer-gency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 27, 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 \$21,200,00 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 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

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 & Sewer Facilities Charges in the amount of \$480.00, payable on the 1st day of January,

in each and every year, for 33 years.

6406 COSMOS COURT GLENN DALE, MARYLAND 20769

By virtue of the power and authority contained in a Deed of Trust from George Allen Scott, dated February 2, 2007, and recorded in Liber 27290 at

folio 680 among the Land Records of PRINCE GEORGE'S COUNTY, Mary-

land 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

**FEBRUARY 27, 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 Irust. The property is improved by a

The property will be sold in an "as is" condition and subject to conditions,

restrictions, easements, encumbrances and agreements of record affecting

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 \$52,000.00 at the time of sale. If the noteholder and/or servicer

is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland.

Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur

within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-

ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan

district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of

sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees

are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser.

Upon refund of the deposit, the sale shall be void and of no effect, and the

purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-43438)

the subject property, if any, and with no warranty of any kind.

129579

dwelling.

129580 (2-8,2-15,2-22)

<u>129581</u> (2-8,2-15,2-22)

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

**LEGALS** 

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

### 4009 NORCROSS STREET **TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Niya L. Mckie and Sean P. Mckie, dated October 26, 2006, and recorded in Liber 26634 at folio 297 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

### **FEBRUARY 27, 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 Irust. The property is improved by a

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. 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 as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-612538</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

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

129609

NOTICE TO CONTRACTORS

**LEGALS** 

1. Sealed Proposals, addressed to the **Prince George's County Depart-ment of Public Works and Transportation, Office of Engineering** and Project Management, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774, for Concrete Curbs and Sidewalks Construction at Various Locations – 2 Contracts, Contract Number 933-H (E), will be received until March 9, 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 Seventy-Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on February 12, 2018, 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. It is the intent of the Prince George's County to make two (2) awards under this contract. The first contract shall cover the Northern part of the County while the second contract shall cover the Southern part of the County. The estimated value of the Contract is classified with the letter designation "E" 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
15,000	LF	Six Inches Diameter PVC Perforated Underdrain Pipe
7,500	LF	Six Inches Diameter PVC Solid Underdrain Pipe
300	EA	Six Inches Diameter PVC Cleanout Assembly
7,900	SY	Residential and Commercial Driveway Entrances
62,000	LF	Concrete Curb and Gutter
5,000	LF	Concrete Header Curb up to 12 Inch Height
80,000	SF	Concrete Sidewalk
6,000	SF	Concrete Handicap Access Ramps

- 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 'Concrete Curbs and Sidewalks Construction at Various Locations – 2 Contracts, Contract Number 933-H (E)"
- 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 February 23, 2018, at 10:30 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

(2-8,2-15,2-22) 129558 (2-8,2-15,2-22)

(2-8,2-15,2-22)



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

# Subscribe Today!