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

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

#### 7801 KLOVSTAD DRIVE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Edward O'Neal Thompson and Janel M. Thompson, dated March 20, 2006 and recorded in Liber 24886, Folio 549 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$450,000.00, and an original interest rate of 6.000%, default having occurred to the control of the County of th curred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 3, 2018 AT

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$40,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid 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 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 f 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

(3-15,3-22,3-29) 129889

**LEGALS** 

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

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

1009 ELFIN AVENUE CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Christal D. Jones and Jimmy D. Talley, dated December 21, 2012, and recorded in Liber 34287 at folio 456 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-

dersigned Substitute Trustees will offer for sale at public auction at the front

of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 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 Trust. 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 dis-

cretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification

of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of

the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the 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 purchasers and assessments payable on an annual basis to the extent

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-

purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-604909)

#### **LEGALS**

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

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

#### **5723 EUCLID STREET** CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust from Patricia Zeman, dated August 25, 1992 and recorded in Liber 8431, Folio 776 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$102,658.00, and an original interest rate of 2.750%, 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 APRIL 3, 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

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

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental actions of the purchase price. 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

129890

(3-15,3-22,3-29)

#### **LEGALS**

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

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

#### 225 SENECA DRIVE OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Roxann Brown, dated March 26, 1993 and recorded in Liber 8718, Folio 543 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on April 1, 2017 in the Land Records of Prince George's County at Liber No. 39352, Folio 170, with an original principal balance of \$82,676.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 3, 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

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 \$7,000.00 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 set-tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

129891 (3-15,3-22,3-29)

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# **LEGALS**

# NOTICE OF PUBLIC HEARING ON THE DRAFT SUBSTANTIAL AMENDMENT TO THE HOUSING AND COMMUNITY DEVELOPMENT **ANNUAL ACTION PLAN: FY 2018**

Date: Tuesday, April 10, 2018 at 1:30 p.m. Council Hearing Room, First Floor **County Administration Building** 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772

The purpose of the Substantial Amendment to the FY 2018 Annual Action Plan is to reprogram \$1,573,982.20 in Community Development Block Grant (CDBG) program funds from the County's Single-Family Rehabilitation Revolving Loan Program and to reprogram \$1,976,665.66 in CDBG funds from FY 2009, 2010, 2011, 2012, 2013, 2014, and 2015 Annual Action Plans to an existing CDBG activity: Housing Rehabilitation Assistance Program (HRAP).

Proposed Reprogrammed CDBG Activity:

Housing Rehabilitation Assistance Program: \$3,550,647.86

A copy of the substantial amendment is available at the Prince George's County Department of Housing and Community Development (DHCD), 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website: www.princegeorgescountymd.gov/sites/dhcd/resources/p <u>lansandreports</u>/, or it can be mailed upon request by contacting DHCD

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

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

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

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

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

By Authority of: Eric C. Brown, Director Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774 Date: March 15, 2018

# **LEGALS**

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

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

# 8903 GRANDHAVEN AVENUE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Anisha D. Graves, dated January 17, 2014, and recorded in Liber 35668 at folio 066 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 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 Trust. 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 \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event 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 asdistrict 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. chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602773)

# 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

129957 129830 (3-8.3-15.3-22)129831 (3-8.3-15.3-22)

(3-15)

#### ORDER OF PUBLICATION

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

Gunther Development LLC Vacinto Lord, Trustee Allen D. Lord, Lender

#### 907 MINNA AVENUE

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

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

907 Minna Avenue, Capitol Heights, MD 20743-0000, 18th (Eighteenth) Election District, de-scribed as follows: All that lot of land and imps. 5,000.0000 Sq.Ft. & Imps. Jefferson Heights Lot 4 Blk B. Assmt \$115,500 Lib 28201 Fl 049

#### In the Circuit Court for Prince George's County, Maryland In Equity Case Number: CAE 18-03386

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 907 Minna Avenue, Capitol Heights, MD 20743-0000 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 5,000.0000 Sq.Ft. & Imps. Jefferson Heights Lot 4 Blk B. Assmt \$115,500 Lib 28201 Fl 049

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 5th day of March, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of May, 2018, and redeem the property 907 Minna Avenue, Capitol Heights, MD 20743-0000 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

Sydney J. Harrison, Clerk (3-15,3-22,3-29)

#### **ORDER OF PUBLICATION**

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

Plaintiff

Landis D Nicholson Municipal Employees Credit Union of Baltimore, Inc. James R Brown, III, Trustee

## **1817 BARRINGTON COURT**

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

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

1817 Barrington Court, Bowie, MD 20721-0000, 13th (Thirteenth) Election District, described as follows: All that lot of land and imps. Plat 8. 1,630.0000 Sq.Ft. & Imps. Woodview Village Lot 136 Blk F. Assmt \$215,533 Lib 08669 Fl 324.

#### In the Circuit Court for Prince George's County, Maryland In Equity Case Number: CAE 18-03385

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 1817 Barrington Court, Bowie, MD 20721-0000 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. Plat 8. 1,630.0000 Sq.Ft. & Imps. Woodview Village Lot 136 Blk F. Assmt \$215,533 Lib 08669 Fl 324.

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 5th day of March, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of May, 2018, and redeem the property 1817 Barrington Court, Bowie, MD 20721-0000 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk (3-15,3-22,3-29) 129932

# REQUEST FOR PROPOSAL

Sealed Request for Proposal (RFP) for the Town of Edmonston, Maryland, for the "Independent Auditing Services for the Town of Edmonston" as described in the proposal package, for the Town of Edmonston, Maryland will be received from qualified vendor's at any time and up to 4:30 p.m., March 27, 2018 at the Town of Edmonston, Attn: Rod Barnes, Town Administrator, 5005 52nd Avenue, Edmonston, MD 20781. The proposal shall consist of qualifications, experience, technical and price from certified public accounting firms to perform an audit of the financial statements of the Town of Edmonston, Maryland incorporating goals and requirements for the completion of the project as specified in the Request for Proposal. Copies of the RFP package can be obtained by free download from the Town's website or calling Rod Barnes, Town of Edmonston, 5005 52nd Avenue, Edmonston, MD 20781 (301) 699-8806. Electronically submitted or late proposals will not

129955

# **COUNTY COUNCIL HEARINGS**

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

**TUESDAY APRIL 17, 2018** 

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

1:30 P.M.

Notice is hereby given that on Tuesday, April 17, 2018, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-5-2018 (DR-2) (SUBDIVISION BILL) - AN ACT CONCERNING PRIVATE ROADS AND EASEMENTS for the purpose of permitting the Planning Board to approve private roads and alleys in the C-M (Commercial Miscellaneous), C-S-C (Commercial Shopping Center), C-COMMERCIAL MISCELLANEOUS (COMMERCIAL SHOPPING CENTER) O (Commercial Office), I-3 (Planned Industrial/Employment Park), R-55 (One-Family Detached Residential), R-R (Rural Residential), and R-T (Townhouse) Žones under certain circumstances.

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 <a href="http://pgccouncil.us/458/Public-Hearing-No-nc-2">http://pgccouncil.us/458/Public-Hearing-No-nc-2</a> tices-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

129935

#### **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,

Victoria L. Ricci 3902 Eldbridge Terrace

Bowie, MD 20716

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25668

Notice is hereby given this 26th 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 26th 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 26th day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$226,278.67. The property sold herein is known as 3902 Eldbridge Terrace, Bowie, MD 20716.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129844 (3-8,3-15,3-22)

#### **LEGALS**

LAW OFFICE OF JOHN E. REID, PLLC 5335 Wisconsin Avenue, N.W. Suite 700 Washington, D.C. 20015

File: 2017-06919-1535

#### **ORDER OF PUBLICATION**

MTAG as Custodian for Arque Tax Receivable Fund (Maryland), LLC,

Philip A. Tazi, Prince George's County, Maryland and All un-known owners of the property de-scribed 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 with Account No. 2755908; situate in District 21 of Prince George's County, Maryland, known as 6002 Camillo Ct and described as 6,534.0000 Sq.Ft. & Imps. Parkcrest Lot 16 Assmt \$282,100 Lib 11168 Fl 017 and assessed to Tazi Philip A.on the Tax Roll of the Director of Fi-

Defendants.

#### In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01844 TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

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

It is thereupon this 26th day of February, 2018, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 23rd day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of May, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances

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

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

True Copy—Test: Sydney J. Harrison, Clerk 129853 (3-8,3-15,3-22)

(3-15)

# The Prince George's Post Newspaper Call 301-627-0900 Fax

301-627-6260

Have a

Safe

St. Patrick's

Weekend

#### **NOTICE**

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

> Substitute Trustees, **Plaintiffs**

INDIA H. DIXON SHANNON A. DIXON

VS.

1701 Torrance Avenue Capitol Heights, MD 20743 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-09967

Notice is hereby given this 1st day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1701 Torrance Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of April, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each

of three successive weeks before the 2nd day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$218,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk <u>1299</u>20 (3-15,3-22,3-29)

#### **NOTICE**

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

> Substitute Trustees Plaintiffs

JUDITH GUEVARA

LUIS E. VIERA 4305 74th Ave Hyattsville, MD 20784

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-43683

Notice is hereby given this 22nd 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 4305 74th Ave, Hyattsville, MD 20784, 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 22nd 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 22nd day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$260,300.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129787 (3-1,3-8,3-15)

#### **NOTICE**

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

> Substitute Trustees Plaintiffs

**BELINDA ROBERTS** ALFRED S. ROBERTS 2333 Lakewood Street Suitland, MD 20746

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-22463

Notice is hereby given this 1st day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2333 Lakewood Street, Suitland, MD 20746, made and recommendations. Suitland, MD 20746, 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 2nd day of April, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$159,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129921 (3-15,3-22,3-29)

# **NOTICE**

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

Substitute Trustees,

ANNIE LEWIS

3902 21st Avenue Temple Hills, MD 20748 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-22464

Notice is hereby given this 22nd 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 3902 21st Avenue, Temple Hills, MD 20748, 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 22nd 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 22nd day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$276,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129794 (3-1,3-8,3-15)

# **LEGALS**

VS.

**NOTICE** 

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-22465

Notice is hereby given this 1st day of March, 2018, by the Circuit Court

for Prince George's County, Mary-

land, that the sale of the property mentioned in these proceedings and described as 3603 28th Parkway, Temple Hills, MD 20748, made and

reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-

trary thereof be shown on or before the 2nd day of April, 2018, provided a copy of this NOTICE be inserted

in some weekly newspaper printed in said County, once in each of three

successive weeks before the 2nd day

The report states the purchase price at the Foreclosure sale to be

SYDNEY J. HARRISON

Clerk, Circuit Court for

Prince George's County, MD

of April, 2018.

\$170,240.00.

129923

True Copy—Test:

Sydney J. Harrison, Clerk

Substitute Trustees

Defendant(s)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Carrie M. Ward, et al.

IRIS ANNE THOMAS 3603 28th Parkway

Temple Hills, MD 20748

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

**NOTICE** 

Substitute Trustees Plaintiffs

Defendant(s)

BERTHA E. SNYDER PETER C. SNYDER, SR. 10234 Old Fort Road Fort Washington, MD 20744

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-35939

Notice is hereby given this 1st day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10234 Old Fort Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of April, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each

of three successive weeks before the 2nd day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$183,000.00.

**NOTICE** 

Substitute Trustees

Plaintiffs

Defendant(s)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129922 (3-15,3-22,3-29)

Carrie M. Ward, et al.

CAROLYN N. PASKING

NORBERT L. PASKING

Upper Marlboro, MD 20774

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-22478

Notice is hereby given this 22nd 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 10105 Prince Place, Unit 101, Upper Marlboro, MD 20774, made and reported by the

Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless

cause to the contrary thereof be shown on or before the 22nd 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 succes-

sive weeks before the 22nd day of

The report states the purchase price at the Foreclosure sale to be

SYDNEY J. HARRISON

Clerk, Circuit Court for

rince George's County, 1

True Copy—Test: Sydney J. Harrison, Clerk

March, 2018.

\$51,040.00.

129793

10105 Prince Place

**NOTICE** 

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

Substitute Trustees

(3-15,3-22,3-29)

vs. WINSTON KING JOHN SMITH, JR. 12303 Sea Pearl Court

Laurel, MD 20708

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-13161

Notice is hereby given this 22nd 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 12303 Sea Pearl Court, 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 22nd 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 22nd day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$202*,*000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for True Copy—Test: Sydney J. Harrison, Clerk 129795 (3-1,3-8,3-15)

# **NOTICE**

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

> Substitute Trustees Plaintiffs

**LEGALS** 

EMMANUEL P. BROWN AKA EMMANUEL P.A. BROWN 4206 Quanders Promise Drive Bowie, MD 20720

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-22476

Notice is hereby given this 1st day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4206 Quanders Promise Drive, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of April, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each

of three successive weeks before the 2nd day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$457,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk <u>1299</u>24 (3-15,3-22,3-29)

**NOTICE** 

Substitute Trustees,

Defendant(s)

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

Rockville, MD 20852

JOHN ERIC SANDERS

6802 Newlight Court Fort Washington, MD 20744

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-27815

Notice is hereby given this 22nd 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 6802 Newlight

Court, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to

the contrary thereof be shown on or before the 22nd 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 22nd day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$205,500.00.

SYDNEY J. HARRISON

Clerk, Circuit Court for

True Copy—Test: Sydney J. Harrison, Clerk

<u>12979</u>6

rince George's County, MD

# Upper Marlboro, MD 20774

George's County, Maryland Case No. CAEF 17-03236 Notice is hereby given this 22nd 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 824 Avis Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 22nd 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

**NOTICE** 

In the Circuit Court for Prince

Substitute Trustees

Plaintiffs

Defendant(s)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Carrie M. Ward, et al.

MARY J. CLARK

824 Avis Drive

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

22nd day of March, 2018.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129798 (3-1,3-8,3-15)

#### **NOTICE**

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

> Substitute Trustees, **Plaintiffs**

JAMES W. DIXON 1807 61st Avenue Cheverly, MD 20785 IRTA 1807 61st Avenue 1

Hyattsville, MD 20785 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-27816

Notice is hereby given this 22nd 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 1807 61st Avenue, Cheverly, MD 20785, IRTA 1807 61st Avenue 1, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd 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 22nd day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$167,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for rince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk <u>1297</u>97 (3-1,3-8,3-15)

# **LEGALS**

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

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

#### 6410 HAWTHORNE STREET **HYATTSVILLE, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Sarah E. Jeter and George Jeter, Jr., dated August 9, 2010, and recorded in Liber 31945 at folio 031 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 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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-611042)

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

(3-1,3-8,3-15)

129765

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

129764

# **LEGALS**

(3-1,3-8,3-15)

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

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

#### 814 NARROWLEAF DRIVE **UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Estate of Garth J. Roach and Bernadette T. Roach, dated December 13, 2007, and recorded in Liber 29204 at folio 335 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 20, 2018 AT 9:35 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-615163)

#### 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

(3-1,3-8,3-15)

# **LEGALS**

(3-1,3-8,3-15)

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 annual amount of \$184.20 in each and every year.

# 9903 GREENSPIRE WAY BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Kevin G. Madden Sr, dated May 15, 2009, and recorded in Liber 30841 at folio 519 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 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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlewill be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-600775)

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

(3-1,3-8,3-15)

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

129779

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

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

#### 12715 OLD CHAPEL ROAD **BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Regina Latham, dated October 1, 2014 and recorded in Liber 36393, Folio 501 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$307,821.00, 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 MARCH 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 described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$31,100.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of ne Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

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

(3-8,3-15,3-22)

# **LEGALS**

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

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

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

#### 8506 OSPREY CT FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Carlton Peter Willis and Elizabeth J. Willis, dated June 20, 1997, and recorded in Liber 11698 at folio 520 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 27, 2018 AT 9:30 AM

LL 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

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 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle. 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 escrow, it required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-603036)

# 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

(3-8,3-15,3-22)

129829

129828

#### **LEGALS**

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

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

#### **6706 100TH AVENUE** LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Lazarus D. Borge and Pushpawati Borge, dated September 9, 2005 and recorded in Liber 23441, Folio 113 among the Land Records of Prince George's County, Maryland, and modified by Loan Modification Agreement dated May 14, 2012 and recorded on May 14, 2013 in Liber 34708, Folio 397 among the Land records of Prince George's County, with an original principal balance of \$218,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 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 described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any Kind. A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, and Randall J. Rolls, Substitute Trustees

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

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

129826 (3-8,3-15,3-22)

> 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 \$476.64 due and payable on the first day of January in each and every year.

# 5012 SAINT GEORGES CHAPEL LANE BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Delaneo Miller and Tisheman Miller, dated June 12, 2014, and recorded in Liber 36283 at folio 388 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 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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settles. 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 cottlement of the property of the payment of the ground rent escreen the latest the property of the superior that the country of the payment of the ground rent players and 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>17-602364</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**

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

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

#### 14902 JENSFORD COURT **BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Jasmine Patricia Ramsay and Geoffrey Palmore Ramsay, dated December 20, 2006 and recorded in Liber 26983, Folio 678 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$576,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 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 described in the aforesaid Deed of Trust. The property is improved by a

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$46,300.00 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 set-tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

(3-8,3-15,3-22)129827

# **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.

# 11417 BAYARD DRIVE BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from James N. Sides, dated June 16, 2003, and recorded in Liber 17636 at folio 699 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 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 Trust. 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 association dues, it any, shall be assumed by the parents of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-24010)

# 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

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

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

#### 10009 MARLBORO PIKE **UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Linda A. Pirrone and Patrick Pirrone, dated December 11, 2015 and recorded In Liber 37770, Folio 582 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,679.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 3, 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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

(3-15,3-22,3-29) 129887

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF SANDRA G JEFFERSON

Notice is given that Victor Jefferson, whose address is 9307 Doris Drive, Fort Washington, MD 20744, was on February 9, 2018 appointed Personal Representative of the estate of Sandra G Jefferson, who died on January 18, 2017 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 9th day of August,

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

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

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

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

VICTOR JEFFERSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

Upper Marlboro, MD 20773-1729 Estate No. 105573

129781 (3-1,3-8,3-15)

**LEGALS** 

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

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

#### 9002 RUBY LOCKHART BOULEVARD GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust from Stephan Paul Karabin, Sr. and Ola Karabin, dated November 21, 2014 and recorded in Liber 36653, Folio 082 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$381,242.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 3, 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 \$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 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 leap with the leap convicer including law in the leap convicer in the day. 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

129888 (3-15,3-22,3-29)

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF IN THE ESTATE OF ROBERT WILLIAMS

Notice is given that Robyn W Carlin, whose address is 9336 North Parkview Drive, Baton Rouge, LA 70815 was on February 26, 2018 appointed Personal Representative of the estate of Robert Williams who died on February 20, 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.

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

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 26th 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 obtained from the Register of Wills.

#### ROBYN W CARLIN Personal Representative

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

Estate No. 109327 129884 (3-8,3-15,3-22)

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

#### TO ALL PERSONS INTERESTED ESPERANZA KUYKENDALL

Notice is given that Harold Kuykendall Jr, whose address is 4505 Kinmount Road, Lanham, MD 20706 was on March 1, 2018 appointed Personal Representative of the estate of Esperanza Kuykendall, who died on January 21, 2018 without a

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

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

HAROLD KUYKENDALL JR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729

Estate No. 109340 129885 (3-8,3-15,3-22)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF LEROY WILLIAM CALLOWAY

Notice is given that Mack L Calloway, whose address is 322 Traverse Drive, Evington, VA 24550, was on February 23, 2018 appointed Personal Representative of the estate of Leroy William Calloway who died on January 26, 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 representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd 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 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.

MACK L CALLOWAY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 109313

129807 (3-1,3-8,3-15)

#### **LEGALS**

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

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

# 4476 BLUE HERON WAY, UNIT # 4476 BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust dated April 25, 2008 and recorded in Liber 29637, Folio 38 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.),

#### MARCH 20, 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 described as follows: BEING KNOWN AS DESIGNATED AS UNIT NUMBERED 4476, PHASE FOUR, HAMLET WOODS, A CONDOMINIUM AS DEFINED AND SET FORTH IN A DECLARATION OF CONDOMINIUM DEFINED AND SET FORTH IN A DECLARATION OF CONDOMINIUM DATED FEBRUARY 10, 1994 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND IN LIBER 9456, FOLIO 503 AND AS AMENDED BY AN AMENDED DECLARATION DATED JANUARY 28, 200 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 13680, FOLIO 711 AND DELINEATED ON THAT CONDOMINIUM PLAT ENTITLED, "CONDOMINIUM PLAT HAT ENTITLED, "CONDOMINIUM PLAT, PHASE 4, UNIT PLAT 4468, 4472, 4476, 4477, 4473, AND 4469 BLUE HERON WAY, HAMLET WOODS, A CONDOMINIUM, PARCEL 'A' BLOCK "A" PLAT BOOK VJ 161, PLAT 26", AS RECORDED IN CONDOMINIUM PLAT BOOK VJ 189, PAGES 27 THROUGH 29, INCLUSIVE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS THERETO AS STATED IN SAID SUPPLEMENTARY DECLARA-MENTS THERETO AS STATED IN SAID SUPPLEMENTARY DECLARA-TION AS SO RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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

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

> 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

(3-1,3-8,3-15)

# **LEGALS**

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

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

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

You must reclaim these vehicles by: 04-3-2018

Please contact the Revenue Authority of Prince George's County at:

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

1998	NISSAN	PATHFINDER	MD	1BH8849	JN8AR05Y7WW236602				
2002	CHEVROLE	ΓEXPRESS	MD	1BZ7601	1GCHG35R821237503				
1996	OLDSMOVII	LE CIERA	VA	S61515	1G3AJ55M9T6401896				
2007	KIA	RONDO	PA	2813113	KNAFG526277046058				
1979	CHEVROLE	ΓIMPALA	MD	Z32203	1L47D9J246870				
1999	JEEP	GRAND	MD	9BH5718	1J4GW58S9XC561865				
CHEROKEE									

#### MCDONALD TOWING **2917 52ND AVENUE HYATTSVILLE MD 20781** 301-864-4133

	1998	FORD	F150	MD	4CP6757	1FTZX1763WNA78383		
	1998	SUBARU	LEGACY	MD	7BV0221	4S3BK6755W7306960		
	2004	BUICK	RENDEZVOUS	MD	24601M0	3G5DB03E94S592393		
	1998	MAZDA	B-300	MD	6CX9763	4F4YR16U3WTM17278		
	2003	FORD	EXPLORER	MD	9CC0587	1FMZU83KX3ZA25023		
						()		
<u>129958</u> (3-15)								

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

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

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

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

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit No. 207 in Building Number 2, together with the Common Elements appurtenant thereto, as shown on a plat of condominium subdivision entitled The Oaks Main Street Laurel, a Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE 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 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 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 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 63158-1)

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

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

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

129897 (3-15,3-22,3-29)

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

# (301) 961-6555 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

#### 925 CHATSWORTH DR. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated June 15, 2006 and recorded in Liber 25574, Folio 41 among the Land Records of Prince George's County, MD, with an original principal balance of \$330,000.00, 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.),

# APRIL 3, 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 \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer recordation, agricultural or other taxes or charges assessed by to 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 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 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 316504-1)

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

#### 4109 LYONS ST. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated June 15, 2007 and recorded in Liber 28150, Folio 214 among the Land Records of Prince George's County, MD, with an original principal balance of \$396,000.00, 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

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

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 315790-1)

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

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

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

129899 (3-15,3-22,3-29)

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

# SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

# AND ANY IMPROVEMENTS THEREON 10714 PHILLIPS DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated August 19, 2005 and recorded in Liber 23267, Folio 437 among the Land Records of Prince George's County, MD, with an original principal balance of \$195,000.00, 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

# APRIL 3, 2018 AT 11:11 AM

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

The property, and any improvements thereon, will be sold in an "as is" 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 for private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 189382-1)

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

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

Under a power of sale contained in a certain Deed of Trust dated December 30, 2005 and recorded in Liber 24342, Folio 723 among the Land Records of Prince George's County, MD, with an original principal balance of \$259,850.00, 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

#### APRIL 3, 2018 AT 11:09 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit numbered Two Hundred One (201) in Phase One, Section One, in a condominium regime known as "Watkins Place Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax purchaser. Furchaser 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 cosh owner of this proporty and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by 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 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 16057.1) interest. (Matter No. 160657-1)

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

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

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

129901 (3-15,3-22,3-29)

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

#### 1677 WILLOWOOD CT. A/R/T/A 1677 WILLOWWOOD CT. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated July 7, 2006 and recorded in Liber 25527, Folio 153 among the Land Records of Prince George's County, MD, with an original principal balance of \$232,750.00, 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

# APRIL 3, 2018 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by 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 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 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 313862-1)

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

129902 (3-15,3-22,3-29) 129903 (3-15,3-22,3-29) 129904 (3-15,3-22,3-29)

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

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

# 4612 LACY AVE. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated October 12, 2006 and recorded in Liber 26526, Folio 110 among the Land Records of Prince George's County, MD, with an original principal balance of \$278,000.00, 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

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

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

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

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIMÈ 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 additional funds are tendered before settlement. TIME IS OF THE ESSENCE 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 sale. In any such event, this sale shall be thur 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 resole oven if such surplus results results are more considered. ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 311479-1)

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

(3-15,3-22,3-29)

BWW LAW GROUP, LLC

129905

6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

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

# 3429 25TH AVE. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated January 16, 2007 and recorded in Liber 27154, Folio 26 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,500.00, 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

# APRIL 3, 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 \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by 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 terest. If purchaser fails to settle within ten days of rathfication, 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 308169-1)

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

129908

(3-15,3-22,3-29)

129909

#### **LEGALS**

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

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

# 4305 DONNA ST. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated October 20, 2006 and recorded in Liber 26583, Folio 595 among the Land Records of Prince George's County, MD, with an original principal balance of \$457,500.00, 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, leasted an Main St.) on located on Main St.), on

#### APRIL 3, 2018 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. 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 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 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 205084.2) interest. (Matter No. 205084-2)

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

(3-15,3-22,3-29) 129906

> 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

# 5 PEPPER MILL DR. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 13, 2012 and recorded in Liber 33584, Folio 494 among the Land Records of Prince George's County, MD, with an original principal balance of \$166,665.00, 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,

# APRIL 3, 2018 AT 11:17 AM

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

The property, and any improvements thereon, will be sold in an "as is" 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 for private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 319331-1)

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

(3-15,3-22,3-29)

#### **LEGALS**

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

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

#### 2910 LUMAR DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated November 2, 2005 and recorded in Liber 24003, Folio 279 among the Land Records of Prince George's County, MD, with an original principal balance of \$220,000.00, 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, leasted, and Main St.). located on Main St.), on

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

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from 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 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 cosh owner of this proporty and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by 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 sale: In any such event, this sale shall be thut 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 resole oven if such surplus results resulting from said resole oven if such surplus results results and purchaser. ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest (Market No. 1707). interest. (Matter No. 178853-1)

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

(3-15,3-22,3-29) 129907

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY ANN CHILTON

Notice is given that Wayne L Chilton Jr, whose address is 3500 Edward St, Springdale, MD 20774, was on January 31, 2018 appointed Personal Representative of the estate of Dorothy Ann Chilton, who died on November 17, 2016 without

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 31st 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.

> WAYNE L CHILTON JR Personal Representative

CERETA A. LEE

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

Estate No. 109057 129961 (3-15,3-22,3-29)

Jamar W. Creech, Esq. 14502 Greenview Drive Suite 300A Laurel, MD 20708 301-437-5408

#### NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the General Court of Justice court of Guilford county, North Carolina appointed Ashley Monique Powell, whose address is 5366 Hayes Street NE, Washington, DC 20019, as the Personal Representative of the Estate of Elaine Janet Powell who died on February 14, 2017 domiciled in North Carolina, United States.

The Maryland resident agent for service of process is Kelli Wilson, whose address is 10414 Falling Leaf Court, Springdale, MD 20774.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

PRINCE GEORGE'S

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following

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

(2) Two months after the foreign personal representative mails or de livers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

ASHLEY MONIQUE POWELL Foreign Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773

Estate No. 109477

129962 (3-15,3-22,3-29)

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

#### ORDER OF PUBLICATION

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

Tete K Koffielart

#### **7103 24TH AVENUE**

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

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

7103 24th Avenue, Hyattsville, MD20783-0000, 17th (Seventeenth) Election District, described as follows: All that lot of land and imps. 6,141.0000 Sq.Ft. & Imps. Lewisdale Lot 9 Blk 15 Assmt \$158.500 Lib 33376 Fl 096.

#### In the Circuit Court for Prince George's County, Maryland In Equity Case Number: CAE 18-03387

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7103 24th Avenue, Hyattsville, MD20783-0000 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 6,141.0000 Sq.Ft. & Imps. Lewisdale Lot 9 Blk 15 Assmt \$158.500 Lib 33376 FI 096

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 26th 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 1st day of May, 2018, and redeem the property 7103 24th Avenue, Hyattsville, MD20783-0000 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and

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

clear of all encumbrances.

Sydney J. Harrison, Clerk (3-8,3-15,3-22)129850

#### ORDER OF PUBLICATION

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

Plaintiff

Marc Dyson

#### 3706 WINDOM ROAD

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

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

3706 Windom Road, Brentwood, MD 20722-0000, 17th (Seventeenth) Election District, described as follows: All that lot of land and imps. 10,000.00 Sq. Ft. & Imps. Brentwood-czarras Lot 10 Blk 14 Assmt \$207,300 Lib 35220 Fl 454

#### In the Circuit Court for Prince George's County, Maryland In Equity Case Number: CAE 18-03388

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 3706 Windom Road, Brentwood, MD 20722-0000 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 10,000.00 Sq. Ft. & Imps. Brent-wood-czarras Lot 10 Blk 14 Assmt \$207,300 Lib 35220 Fl 454

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 26th 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 1st day of May, 2018, and redeem the property 3706 Windom Road, Brentwood, MD 20722-0000 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 129851 (3-8,3-15,3-22)

Sarah V. Schabes, Esq.

2650 Quarry Lake Drive, Ste. 160

Baltimore, MD 21209

410-363-8310

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Jamie Leigh Michalek, whose address is 10015

Tenbrook Drive, Silver Spring, MD 20901, was on February 22, 2018 appointed Personal Representative of the estate of Lisa B. Michalek who

died on December 31, 2017 with a

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-

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 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

(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-

decedent's death; or

IN THE ESTATE OF

LISA B. MICHALEK

tative or the attorney.

# **LEGALS**

The Weisse Miller Law Group, LLP 7543 Main Street, Suite 101 Sykesville, MD 21784 410-875-2588

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT V. FONNER

Notice is given that Brandon C. Flook, c/o The Weisse Miller Law Group, LLP, whose address is 7543 Iain St., Ste, 101, Sykesville, MD 21784, was on February 26, 2018 appointed Personal Representative of the estate of Robert V. Fonner who died on December 24, 2017 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th 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 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.

BRANDON C. FLOOK Personal Representative

CERETA A. LEE

129805

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 109199

(3-1,3-8,3-15)

tained from the Register of Wills. JAMIE LEIGH MICHALEK Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 109300

129892

#### 129804 (3-1,3-8,3-15)

# **LEGALS**

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

Plaintiff

ORDER OF PUBLICATION

INDIGENOUS HEALTH TRUST

and

PRINCE GEORGE'S COUNTY, MARYLAND

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: 0 Cedarville Rd., Brandywine, MD 20613 Account Number: 11 1182856 Description: Agtax Pd (17.5 38 Ac To #2939304 For95-96) 21.9100 Acres Map 165 Grid C2 Par 042 Assmt: \$210,600.00 Liber/Folio: 35409/519 Assessed To: Indigenous Health

Trust

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 18-03420

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following propretty 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: 0 Cedarville Rd., Brandywine, MD 20613 Account Number: 11 1182856 Description: Agtax Pd (17.5 38 Ac To #2939304 For95-96) 21.9100 Acres Map 165 Grid C2 Par 042 Assmt: \$210,600.00 Liber/Folio: 35409/519 Assessed To: Indigenous Health

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 5th day of March, 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-paper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 30th day of March, 2018, warning all persons interested in the said properties to be and appear in this Court by the 8th day of May, 2018, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 129926 (3-15,3-22,3-29)

#### **ORDER OF PUBLICATION**

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

Plaintiff

BEAR BEORN LLC

and

PRINCE GEORGE'S COUNTY, MARYLAND

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: 15700 Livingston Rd., Accokeek, MD 20607 Account Number: 05 0355362 Description: N Pt Lt 12 Eq.83a (cr Use)(ent Imps. Rzed 7/1/06) 36,260.0000 Sq. Ft. Accokeek Acres Assmt: \$44,200 Liber/Folio: 31536/393 Assessed To: Bear Beorn LLC

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 18-03333

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

Property Address: 15700 Livingston Rd., Accokeek, MD 20607 Account Number: 05 0355362 Description: N Pt Lt 12 Eq.83a (cr Use)(ent Imps. Rzed 7/1/06) 36,260.0000 Sq. Ft. Accokeek Acres Assmt: \$44,200 Liber/Folio: 31536/393

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 5th day of March, 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 newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 30th day of March, 2018, warning all persons interested in the said properties to be and appear in this Court by the 8th day of

dered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances SYDNEY J. HARRISON

May, 2018, and redeem the Property,

and answer the Complaint, or thereafter a final judgment will be ren-

Prince George's County, Maryland

#### True Copy—Test: Sydney J. Harrison, Clerk (3-15,3-22,3-29) 129929

# **LEGALS**

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

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

#### 4809 FOREST PINES DRIVE **UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Virginia H. Moore and Jasmine M. Moore, dated December 30, 2014, and recorded in Liber 36803 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

#### **APRIL 3, 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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-601202)

# 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

(3-15,3-22,3-29)

#### **LEGALS**

BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203

Bel Air, Maryland 21014 Plaintiff

ORDER OF PUBLICATION

and

MILLER AND SMITH, INC.

AMEGANA, LLC

CHARLES F. STUART JR., TRUSTEE

GORDON V. SMITH, TRUSTEE

PRINCE GEORGE'S COUNTY, **MARYLAND** 

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: 0 Marlboro Pike, District Heights, MD 20747 Account Number: 06 0425405 Description: Pt Par 100 Eq 2.8607 Ac Pumpkin Town 2.8600 Ac Map 081 Grid A2 Par 100 Assmt: \$1,083,800.00 Liber/Folio: 31452/404 Assessed To: Amegana LLC

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 18-03421

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: 0 Marlboro Pike, District Heights, MD 20747 Account Number: 06 0425405 Description: Pt Par 100 Eq 2.8607 Ac Pumpkin Town 2.8600 Ac Map 081 Grid A2 Par 100 Assmt: \$1,083,800.00 Liber/Folio: 31452/404 Assessed To: Amegana 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 5th day of March, 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 newspaper having a general circulation rince George' s County, once a week for three successive weeks on or before the 30th day of March, 2018, warning all persons interested in the said properties to be and appear in this Court by the 8th day of May, 2018, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 129927 (3-15,3-22,3-29)

# ORDER OF PUBLICATION

BEOR FUND 1, LLC 35 Fulford Avenue, Suite 203

Bel Air, Maryland 21014

Plaintiff

AMEGANA, LLC

and

MILLER AND SMITH, INC.

CHARLES F. STUART JR., TRUSTEE

GORDON V. SMITH, TRUSTEE

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: 5501 Penn Crossing Dr Account Number: 06 0425413 Description: Pt Par 21 Eq. 4.68 Ac(lac Per Dee D 11) 4.6800 Acres Map 081 Grid A2 Par 021 Assmt: \$509,600

#### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 18-03334

Liber/Folio: 31452/404

Assessed To: Amegana LLC

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland,

County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in this pro-

Property Address: 5501 Penn Crossing Dr

Account Number: 06 0425413 Description: Pt Par 21 Eq. 4.68 Ac(lac Per Dee D 11) 4.6800 Acres Map 081 Grid A2 Par 021 Assmt: \$509,600 Liber/Folio: 31452/404 Assessed To: Amegana 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 5th day of March, 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 newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or be-fore the 30th day of March, 2018, warning all persons interested in the said properties to be and appear in this Court by the 8th day of May, 2018, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption

SYDNEY I. HARRISON Clerk of the Circuit Court for

encumbrances.

in this Property and vesting in the Plaintiff a title, free and clear of all

Prince George's County, Maryland True Copy—Test: Sydney J. Harrison, Clerk

# **ORDER OF PUBLICATION**

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

Plaintiff

(3-15,3-22,3-29)

LILLIAN J WILSON

JOYA O JOHNSON

129928

LYNK CAPITAL LLC

and

BENJAMIN M LYONS

and SHERRY A LYONS

DAVID L THURSTON, TUSTEE

BENJAMIN LYONS, TRUSTEE

The State Of Maryland

PRINCE GEORGE'S COUNTY,

MARYLAND 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: 5615 Landover Rd., Hyattsville, MD 20784 Account Number: 02 0119024 Description: 9,632.0000 Sq.Ft. & Imps. West Cheverly Lot 6 Assmt: \$483,167 Liber/Folio: 34637/464 Assessed To: Wilson Lillian J &

# In the Circuit Court for Prince George's County, Maryland Case No.: CAE 18-03331

Johnson Joya O

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

Property Address: 5615 Landover Rd., Hyattsville, MD 20784 Account Number: 02 0119024 Description: 9,632.0000 Sq.Ft. & Imps. West Cheverly Lot 6 Assmt: \$483,167 Liber/Folio: 34637/464 Assessed To: Wilson Lillian J & Johnson Joya O

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 5th day of March, 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-paper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 30th day of March, 2018, warning all persons interested in the said properties to be and appear in this Court by the 8th day of May, 2018, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free

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

True Copy—Test: Sydney J. Harrison, Clerk 129930 (3-15,3-22,3-29)

and clear of all encumbrances.

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

#### 9001 WIPKEY CT. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated April 12, 2007 and recorded in Liber 27716, Folio 42 among the Land Records of Prince George's County, MD, with an original principal balance of \$556,000.00, 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.),

#### MARCH 27, 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 \$65,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax redit. 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 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 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 subjec

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

(3-8,3-15,3-22)

129813

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

# (301) 961-6555

#### 7109 BUCHANAN RD. TEMPLE HILLS, MD 20748

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

Under a power of sale contained in a certain Deed of Trust dated December 22, 2005 and recorded in Liber 24257, Folio 481 among the Land Records of Prince George's County, MD, with an original principal balance of \$167,750.00, 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

# APRIL 3, 2018 AT 11:26 AM

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

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

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by 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 terest. If purchaser fails to settle within ten days of rathfication, 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 313114-1)

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

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

#### 4320 NEWTON ST. BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust dated March 23, 2007 and recorded in Liber 27584, Folio 99 among the Land Records of Prince George's County, MD, with an original principal balance of \$330,000.00, 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 27, 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 \$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. In cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without 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 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

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

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129814 (3-8,3-15,3-22)

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

#### 12039 BELTSVILLE DR. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated April 25, 2008 and recorded in Liber 29712, Folio 362 among the Land Records of Prince George's County, MD, with an original principal balance of \$255,950.00, 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 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and for private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purhaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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 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 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. 312454-1)

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

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#### LEGALS

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

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

#### 15601 BURFORD LA. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated May 31, 2016 and recorded in Liber 38283, Folio 84 among the Land Records of Prince George's County, MD, with an original principal balance of \$396,490.00, 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 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 \$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 purhaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purer, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a Maryland First Time Flome 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 terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are 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. 321928-1) No. 321928-1)

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

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129815 (3-8,3-15,3-22)

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

#### 111 AUTUMN LAKE WAY FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated July 21, 2006 and recorded in Liber 25810, Folio 717 among the Land Records of Prince George's County, MD, with an original principal balance of \$493,000.00, 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 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 \$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 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 subjec

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

# 5710 37TH AVE. HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated November 16, 2005 and recorded in Liber 23924, Folio 543 among the Land Records of Prince George's County, MD, with an original principal balance of \$338,800.00, 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 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 affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$41,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. chaser. 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 deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are ments to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 201972-1)

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

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

# 11707 TRADEWIND TERR. LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated November 24, 2009 and recorded in Liber 31271, Folio 561 among the Land Records of Prince George's County, MD, with an original principal balance of \$397,705.00, 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 20, 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 \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire 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. 187263-2)

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

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#### **LEGALS**

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

#### 11350 CHERRY HILL RD., UNIT #101 BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated December 13, 2006 and recorded in Liber 27895, Folio 589 among the Land Records of Prince George's County, MD, with an original principal balance of \$150,000.00, 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 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 described as Unit No. II A 101 in a Plan of Condominium Subdivision styled "Plat and Plan of Condominium Subdivision - Maryland Farms Condominium - Phase II" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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 in a Mayyland First Time Home Buyer Purchaser. 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 a purchaser property and the property of the loan price 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 terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are 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. 169760-1) No. 169760-1)

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ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204

410-828-4838 129821 (3-8,3-15,3-22)

BWW LAW GROUP, LLC

# 6003 Executive Boulevard, Suite 101

# (301) 961-6555

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

#### 6812 SOUTHFIELD RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated February 25, 2008 and recorded in Liber 29739, Folio 611 among the Land Records of Prince George's County, MD, with an original principal balance of \$553,500.00, 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 located on Main St.), on

# MARCH 20, 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 \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 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 into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without insole remedy, in law or equity, shall be the return of the deposit without 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 edy, at law or equity, is the return of the deposit without interest. (Matter No. 192272-3)

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

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

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

#### **LEGALS**

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

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

# 6910 ADEL ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated June 28, 2007 and recorded in Liber 28409, Folio 567 among the Land Records of Prince George's County, MD, with an original principal balance of \$146,000.00, 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 located on Main St.), on

#### APRIL 3, 2018 AT 11:27 AM

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

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

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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, rejistanted or paid off the loan prior to the including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without 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. Sub. Trustees will convey ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 128056-2)

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

(3-15,3-22,3-29) 129919

6003 Executive Boulevard, Suite 101

**BWW LAW GROUP, LLC** 

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

# SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON 5707 JUNIPERTREE LA. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 24, 2006 and recorded in Liber 25986, Folio 567 and re-recorded in Liber 27946, Folio 486 among the Land Records of Prince George's County, MD, with an original principal balance of \$304,000.00, 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 20, 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purhaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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 property and the loan price 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 terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are 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. 81022-1) No. 81022-1)

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

(3-1,3-8,3-15)129757 (3-1,3-8,3-15) 129758 129760 (3-1,3-8,3-15)

LAW OFFICE OF JOHN E. REID, PLLC 5335 Wisconsin Avenue, N.W. Suite 700 Washington, D.C. 20015

File: 2017-06897-1535

#### **ORDER OF PUBLICATION**

MTAG as Custodian for Arque Tax Receivable Fund (Maryland), LLC,

Walter Gould, Trustee, Bank of America, N.A., PRLAP, Inc., Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 0121632; situate in District 02 of Prince George's County, Maryland, known as 5796 Carlyle Street and described as 5,643.0000 Sq.Ft. & Imps. Cheverlyresub Lot 15 Blk 51 Assmt \$262,234 Lib 00000 Fl 000 and assessed to Gould Walteron the Tax Roll of the

Defendants.

# In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01792 TAX SALE

Director of Finance,

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

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

It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encum-

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

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

True Copy—Test: Sydney J. Harrison, Clerk (3-1,3-8,3-15)129775

# **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,

Juan D. Toledo-Orellana AND

Armida Y. Sanchez, Personal Representative for the Estate of Juan Sanchez

6805 Brooklyn Bridge Road Laurel, MD 20707

Defendants

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-36583

Notice is hereby given this 22nd 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 22nd 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 22nd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$245,008.08. The property sold herein is known as 6805 Brooklyn Bridge Road, Laurel, MD 20707.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129789 (3-1,3-8,3-15)

LAW OFFICE OF JOHN E. REID, PLLC 5335 Wisconsin Avenue, N.W. Suite 700 Washington, D.C. 20015

File: 2017-06895-1535

#### **ORDER OF PUBLICATION**

MTAG as Custodian for Arque Tax Receivable Fund (Maryland), LLC,

Marina Cruz, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 1896364; situate in District 17 of Prince George's County, Maryland, known as 1005 Fairview Avenue and described as 2004 Eai-x Trs 5,500.0000 Sq.Ft. & Imps. Parklawn Lot 5 Blk C Assmt \$182,400 Lib 19161 Fl 615on the Tax Roll of the Director of Finance,

#### In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01793 TAX SALE

Defendants.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

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

It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encum-

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

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

True Copy—Test: Sydney J. Harrison, Clerk (3-1,3-8,3-15)

# **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

Mary F. White

AND

Shelton Skolnick, Esquire. Guardian of the Person For Mary F. White

Terry K. Sullivan, Esquire, Guardian of the Property for Mary F. White

415 Goldleaf Avenue Capitol Heights, MD 20743 Defendants

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25324

Notice is hereby given this 16th 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 16th 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 16th day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$135,000.00. The property sold herein is known as 415 Goldleaf Avenue, Capitol Heights, MD 20743.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129768 (3-1,3-8,3-15)

#### **LEGALS**

LAW OFFICE OF JOHN E. REID, PLLC 5335 Wisconsin Avenue, N.W. Suite 700 Washington, D.C. 20015

File: 2017-06910-1535

#### ORDER OF PUBLICATION

MTAG as Custodian for Arque Tax Receivable Fund (Maryland), LLC, Plaintiff

Jai S. Shin, Woong Kim, Joanne S. Alexander, Donald B.W. Messenger, Nancy R. McNealy, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 1914100; situate in District 17 of Prince George's County, Maryland, known as 3727 Rhode Island Ave and described as Noonf Use-hous E 6,338.0000 Sq.Ft. & Imps. Cedar Croft Lot 5 Assmt \$269,733 Lib 29697 Fl 649 and assessed to Shin Jai S & Woong Kimon the Tax Roll of the Director of Finance,

Defendants.

#### In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01847 TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

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

It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances

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

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

True Copy—Test: Sydney J. Harrison, Clerk (3-1.3-8.3-15)129772

# **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,

Carlton Stuart

AND

LaRonda Stuart, a/k/aLaRonda Annette Stuart

14204 Derby Ridge Road Mitchellville, MD 20721

Defendants

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-08957

Notice is hereby given this 22nd 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 22nd 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 22nd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$483,388.86. The property sold herein is known as 14204 Derby Ridge Road, Mitchellville, MD 20721.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129792 (3-1,3-8,3-15)

LAW OFFICE OF JOHN E. REID, PLLC 5335 Wisconsin Avenue, N.W. Suite 700 Washington, D.C. 20015

File: 2017-06906-1535

#### ORDER OF PUBLICATION

MTAG as Custodian for Arque Tax Receivable Fund (Maryland), LLC, Plaintiff

Pamela Roscoe, NVR Mortgage Finance, Inc., James M. Sack, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 3857059; situate in District 07 of Prince George's County, Maryland, known as 13610 Pynes Discovery Dr and described as 12,021.0000 Sq.Ft. & Imps. Fairwood Lot 42 Blk II Assmt \$440,600 Lib 37883 Fl 179 and assessed to

Defendants.

#### In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01846 TAX SALE

Roscoe Pamelaon the Tax Roll of the

Director of Finance,

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

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

It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

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

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

True Copy—Test: Sydney J. Harrison, Clerk (3-1,3-8,3-15) <u>129773</u>

# 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,

Doreen M. Hogans,

Personal Representative for the Estate of Bernard S. Hogans 7618 Oxman Road Landover, MD 20785

Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-26182

Notice is hereby given this 22nd 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 22nd 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 22nd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$117,000.00. The property sold herein is known as 7618 Oxman Road, Landover, MD 20785.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129791 (3-1,3-8,3-15)

LAW OFFICE OF JOHN E. REID, PLLC 5335 Wisconsin Avenue, N.W. Suite 700 Washington, D.C. 20015

File: 2017-06902-1535

#### **ORDER OF PUBLICATION**

MTAG as Custodian for Arque Tax Receivable Fund (Maryland), LLC,

Martha H. Jones, The Estate of Martha H. Jones, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 0031195; situate in District 01 of Prince George's County, Maryland, known as 4706 Prince George's Avenue and described as Lot 5 & W Pt L T 2 11,226.0000 Sq.Ft. & Imps. Beltsville Blk 38 Assmt \$175,300 Lib 03422 Fl 314 and assessed to Jones Martha Hon the Tax Roll of the Director of

Defendants

#### In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01795 TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

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

It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or lease-hold, free and clear of all encum-

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

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

True Copy—Test: Sydney J. Harrison, Clerk (3-1,3-8,3-15)

# **NOTICE**

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

Substitute Trustees

GWENDOLYN NELSON 8303 Lenaskin Lane District Heights, MD 20747

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-22492

Notice is hereby given this 1st day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8303 Lenaskin Lane, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of April, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$248,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129925 (3-15,3-22,3-29)

#### **LEGALS**

LAW OFFICE OF JOHN E. REID, PLLC 5335 Wisconsin Avenue, N.W. Suite 700 Washington, D.C. 20015

File: 2017-06903-1535

#### **ORDER OF PUBLICATION**

MTAG as Custodian for Arque Tax Receivable Fund (Maryland), LLC,

Mary C. Will, Everett V. Will, Citibank, N.A., John W. Stadtler, Jr., Paul J. Stadtler, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 0376756; situate in District 05 of Prince George's County, Maryland, known as 204 Emerald Hill Dr. and described as 21,771.0000 Sq.Ft. & Imps. Tantallon On The P Lot 18 Blk F Assmt \$358,800 Lib 17099 Fl 479 and assessed to Will Mary C & Everett V.on the Tax Roll of the Director of Finance,

Defendants.

#### In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01843 TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the

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

It is thereupon this 26th day of February, 2018, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince Ğeorge's County, Maryland, once a week for three (3) consecutive weeks, on or before the 23rd day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 1st day of May, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the hold, free and clear of all encum-

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

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

True Copy—Test: Sydney J. Harrison, Clerk 129852 (3-8,3-15,3-22)

# **NOTICE**

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

Substitute Trustees, **Plaintiffs** 

MAURICE E. TURNER 13803 Churchville Drive Upper Marlboro, MD 20772

#### Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-20089

Notice is hereby given this 23rd 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 13803 Churchville Drive, Upper Marlboro, MD 20772, 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 23rd 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 23rd day of March, 2018.

The report states the purchase price at the Foreclosure sale to be \$173,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129848 (3-8,3-15,3-22)

# The Prince George's Post

Call: 301-627-0900 | Fax: 301-627-6260

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

#### 7905 ELMWOOD LA. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated July 21, 2007 and recorded in Liber 28355, Folio 251 among the Land Records of Prince George's County, MD, with an original principal balance of \$246,700.00, 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 20, 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 \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges 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 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

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

(3-1,3-8,3-15)

BWW LAW GROUP, LLC

129751

6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

# (301) 961-6555 SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

#### 9508 BADGER AVE. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 8, 2012 and recorded in Liber 33743, Folio 602 among the Land Records of Prince George's County, MD, with an original principal balance of \$159,065.00, 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 20, 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 \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by 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

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

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

#### 7805 DEN MEADE AVE. I/R/T/A 7805 DEN MEAD AVE. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated July 28, 2006 and recorded in Liber 26569, Folio 132 among the Land Records of Prince George's County, MD, with an original principal balance of \$356,000.00, 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 27, 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 \$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 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 purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub

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

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

129822 (3-8,3-15,3-22)

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

#### 12909 GLADYS RETREAT CIR. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated October 25, 2005 and recorded in Liber 23376, Folio 386 among the Land Records of Prince George's County, MD, with an original principal balance of \$359,600.00, 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 20, 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 follows: Building 11, Unit 34 in Retreat at Fairwood Townhome Condominium

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

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and for private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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 property from the date of the loan price 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 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 greenty 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. 159560-1)

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** 

# The Prince George's Post Newspaper Call 301-627-0900 or Fax 301-627-6260

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

#### 7402 KENSTAN CT. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated December 1, 2006 and recorded in Liber 27770, Folio 551 among the Land Records of Prince George's County, MD, with an original principal balance of \$298,000.00, 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

#### on MARCH 20, 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 \$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 purnaser. 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 o 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 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

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

#### **NOTICE**

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

Substitute Trustees

vs. Nicole Brennan

Defendant

Plaintiffs

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

#### **CIVIL NO. CAEF 17-11118**

ORDERED, this 26th day of February, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12806 Applecross Drive, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of March, 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 March, 2018, next. The report states the amount of sale to be \$186,200.00.

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

129845 (3-8,3-15,3-22)

#### **NOTICE**

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

Plaintiffs

Defendant

Brandon Bellamy

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

#### CIVIL NO. CAEF 17-12540

ORDERED, this 26th day of February, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4503 Sherborn Lane, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of March, 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 March, 2018,

The report states the amount of sale to be \$198,000.00.

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

129846 (3-8,3-15,3-22)

#### **COUNTY COUNCIL HEARINGS**

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

TUESDAY, MARCH 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, March 27, 2018, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-3-2018 - AN ACT CONCERNING SWIMMING POOL LIFE-**<u>GUARD QUALIFICATIONS</u>** for the purpose of amending the qualifications for swimming pool lifeguards in Prince George's County.

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

> > (3-15,3-22)

ATTEST: Redis C. Floyd

129936

Clerk of the Council

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

LEGALS

Subject to the payment of Deferred Water and Sewer Facilities Charges in the amount of \$681.00 due and payable on the first day of January in each and every year

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

#### 11100 RODEO COURT UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from John F. Forbes, dated February 12, 2013, and recorded in Liber 34977 at folio 591 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 27, 2018 AT 9:37 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

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 \$51,000.00 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 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. Tayes ground rept. water rent and all other ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-600689)

# 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

#### 129872 (3-8,3-15,3-22)

#### **LEGALS**

# **COUNTY COUNCIL HEARINGS**

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

**TUESDAY MARCH 20, 2018** 

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

#### 12:00 P.M.

Notice is hereby given that on Tuesday, March 20, 2018, the County Council of Prince George's County, Maryland, will hold the following public hearings:

<u>CB-7-2018 - AN ACT CONCERNING COMPENSATION OF ELECTED OFFICIALS</u> for the purpose of administratively codifying determinations of the Compensation Review Board, in accordance with procedures set forth in the Charter and in compliance with State law, including the Compensation Review Board's recommendations to amend the compensation of the County Executive and County Council Members, including the Chair and Vice Chair of the County Council; making certain references to State law; and generally relating to the compensation of elected officials.

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 <a href="http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak">http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak</a>.

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

129870

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

VS.

Substitute Trustees,

FESTUS O. EHIZIELEN 20 Joyceton Terrace Upper Marlboro, MD 20774 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-35984

**NOTICE** 

Notice is hereby given this 23rd 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 20 Joyceton Terrace, 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 23rd 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 23rd day of March, 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 True Copy—Test: Sydney J. Harrison, Clerk (3-8, 3-15, 3-22)129849

#### **NOTICE**

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

Plaintiffs

(3-8,3-15)

Lonnie M Smith and Chiffon S Smith Defendants

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

# **MARYLAND**

CIVIL NO. CAEF 13-23324 ORDERED, this 26th day\_of February, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12716 Holiday Lane, Bowie, Maryland 20716 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of March, 2018 next, provided a copy of this notice be insome newspaper published in said County once in each of three successive weeks be-fore the 26th day of March, 2018.

The report states the amount of sale to be \$239,400.00.

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

129847 (3-8,3-15,3-22)

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

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

# 4713 HENDERSON ROAD TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Edward E. Drakeford, dated May 28, 2003, and recorded in Liber 18011 at folio 330 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 27, 2018 AT 9:35 AM

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

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 \$8,000.00 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. the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.125% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan 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 association dues, it 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 deposit, the Substitute Trustees. Purchaser shall be very constant the Substitute Trustees. purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602027)

#### LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded

129833

in the Land Records of PRINCE GEORGE'S COUNTY, Maryland (3-8,3-15,3-22)

#### **LEGALS**

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 April 26, 2016 and will be heard on June 26, 2018. Those li-

Class B, Beer and Wine – 17 BW 25, 26, 27

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 April 4, 2018, and April 11, 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 day.

#### BOARD OF LICENSE COMMISSIONERS

Attest: Kelly E. Markomanolakis Administrative Assistant December 19, 2017

(3-8,3-15) 129874

PRINCE GEORGE'S COUNTY **GOVERNMENT** 

#### **Board of License Commissioners**

(Liquor Control Board) MARCH 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

Conrado Alfaro, President/Secretary/Treasurer for a Class B(R), Beer, Wine and Liquor for the use of C H A Restaurant, Inc., t/a OMG Restaurant and Lounge, 1401 University Boulevard, E Unit G-12, 13 & Part of 14 Hyattsville, 20783 transfer from Matthew Group, t/a Omega Lounge, Jorge Menendez-Colocho, President/Treasurer/Secretary

David Iones, Authorized Person for a Class B(BLX), Beer, Wine and Liquor for the use of Woodmore staurant Holdings, LLC, t/a Copper Canyon Grill, 9300 Taj Lane, Lanham, 20706 transfer from Woodmore Restaurant Holdings, LLC, t/a Copper Canyon, David Jones, Managing Member, Matthew Verney, Member.

# NEW – CLASS B, BEER, WINE AND LIQUOR

Valery Azeh, Member, Njukang Asong, Member for a new Class B, Beer, Wine and Liquor, for the use of Holmes Lounge, LLC, t/a Holmes Lounge, 10601 Baltimore Avenue, Beltsville, 20705

Walter Andino, Member/Manager, for a new Class B, Beer, Wine and Liquor License for the use of Cuscatlecos, LLC, t/a Laurel Dou-ble-T Diner, 14550 Baltimore Avenue, Laurel, 20707.

Helen Kembumbara, President/Secretary/Treasurer, for a new Class B, Beer, Wine and Liquor for the use of Afrique Arts and Cultural Establishment, LLC, t/a Prime Restaurant, 5126 Baltimore Avenue, Hyattsville, 20781

Jiyeon Lee President/Secretary/Treasurer, Ki Soon, Park, Assistant Secretary for a new Class B, Beer, Wine, and Liquor for the use of TripleJ, Inc., t/a South Pride Seafood and Soul, 5201 Indian Head Highway, Unit A, Oxon Hill,

#### NEW - CLASS B(BLX), BEER, WINE AND LIQUOR

Sil Mudsi, Member-Manager for a new Class B(BLX), Beer, Wine and Liquor for the use of Balkonie Restaurant Group, LLC, t/a Balkonie, 6323 Greenbelt Road, Berwyn Heights, 20740

Tao Li, President, for a new Class B (BLX), Beer, Wine and Liquor for the use of Everland, Inc., t/a LATAO – Sushi Cuisine, 6700 Baltimore Avenue, Suite A & B, College Park, 20740

A hearing will be held at 9200 Basil Court, Room 410, Largo, Maryland 20774, 10:00 a.m., Tuesday, March 27, 2018. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

# BOARD OF LICENSE COMMISSIONERS

Kelly E. Markomanolakis Administrative Assistant January 29, 2018

129875 (3-8,3-15)

Serving Prince George's County *Since* 1932

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: KATHY LISA BURSON

NOTICE OF JUDICIAL

# Estate No.: 109076

**PROBATE** To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by KIM F. BUR-SON for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 12, 2018 at 9:30 AM.

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

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

<u>1298</u>79 (3-8, 3-15)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

BERTHA E. MOYNIHAN Estate No.: 109269 NOTICE OF IUDICIAL

**PROBATE** To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by JOSHUA E. ZUKERBERG for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 17, 2018 at 9:30 AM.

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

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

129880 (3-8,3-15)

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

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: DONALD R. PACE

Estate No.: 109065 NOTICE OF JUDICIAL **PROBATE** 

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by DONALD PACE, JR. for judicial probate of the will dated January 15, 1998 and for whit dated jaintary 15, 1996 and 101
the appointment of a personal representative. A hearing will be held
at 14735 Main Street, Room D4010,
Upper Marlboro, MD 20773 on
April 19, 2018 at 9:30 AM.
This hearing may be transferred or
rectpond to a guinequent time.

ostponed to a subsequent time. postponed to a subsequent.
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 Upper Marlboro, MD 20773-1729

(3-8,3-15)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, P.O. Box 1729 Upper Marlboro, Maryland 20773

> In The Estate Of: WILLIAM J. WESTON Estate No.: 109071

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by SANDRA FORD for judicial probate of the will dated December 15, 2014 and for the dated December 15, 2014 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 18, 2018 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time. Further information may be ob-

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

129882 (3-8,3-15)

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#### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

YANICK RICE LAMB Defendant(s)

In the Circuit Court for

Plaintiff

#### Prince George's County, Maryland Civil Case No. CAEF 17-31820

NOTICE is hereby given this 23rd 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 31,162.80. The property sold herein is One 308,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Sydney J. Harrison, Clerk (3-8.3-15.3-22)

#### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

COLEN ALTON PHILLIPS MAGGIE M CLANCY

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-31823

NOTICE is hereby given this 23rd 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 23,074.66. The property sold herein is One 189,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Sydney J. Harrison, Clerk

(3-8,3-15,3-22)

Defendant(s)

#### **LEGALS**

#### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

DENNIS JETER III DELORIS JETER Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-31825

NOTICE is hereby given this 23rd 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 10,221.19. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

> SYDNEY J. HARRISON Clerk of the Circuit Court for

Prince George's County, MD True Copy—Test: Sydney Ĵ. Harrison, Clerk

#### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

MARY E COHEN MATTHEW A COHEN Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-39895

NOTICE is hereby given this 23rd 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 88,384.09. The property sold herein is One 720,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Sydney J. Harrison, Clerk (3-8,3-15,3-22)

#### **LEGALS**

#### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

JOHN A PELLEY JR

CYNTHIA E PELLEY Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-39896

NOTICE is hereby given this 23rd 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 67,085.74. The property sold herein is One 700,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627 701-706, 708-721, 723-727, 801-806 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Dec-laration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Sydney J. Harrison, Clerk (3-8,3-15,3-22)

#### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

THOMAS W WUNDER BRENDA J WUNDER Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-39899

NOTICE is hereby given this 23rd 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 59,877.41. The property sold herein is One 610,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the 'Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Sydney J. Harrison, Clerk 129864 (3-8,3-15,3-22)

# **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq.,

Assignee, Plaintiff

CAROLYN L GODIN Defendant(s)

In the Circuit Court for

#### Prince George's County, Maryland Civil Case No. CAEF 17-39900

NOTICE is hereby given this 23rd 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 by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 26,238.81. The property sold herein is One 518,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Sydney J. Harrison, Clerk

(3-8,3-15,3-22)

#### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

CAROLYN MAE SIMMS MICAH SIMMS GANTT

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-40875

NOTICE is hereby given this 23rd 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 by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 38,920.81. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Sydney J. Harrison, Clerk

(3-8,3-15,3-22)

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq.,

Assignee, Plaintiff

MARILYN TOLEDO Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-40876

NOTICE is hereby given this 23rd 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 by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 9,633.39. The property sold herein is One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Sydney J. Harrison, Clerk (3-8,3-15,3-22)

#### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq.,

Assignee, Plaintiff

DENISE A WAHLER PHILLIP A WAHLER Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-40877

NOTICE is hereby given this 23rd 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 by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 13,176.04. The property sold herein is One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Sydney J. Harrison, Clerk 129868 (3-8,3-15,3-22) McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

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

# 5924 SOUTH HIL-MAR CIRCLE FORESTVILLE, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Terry Mcswain and Mary E Mcswain, dated December 27, 1996, and recorded in Liber 11195 at folio 504 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 27, 2018

AT 9:36 AM

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

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 6.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>15-617350</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

(3-8,3-15,3-22)

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

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

#### 14417 LIVINGSTON RD. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated October 14, 2009 and recorded in Liber 31083, Folio 494 among the Land Records of Prince George's County, MD, with an original principal balance of \$163,200.00, 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

#### APRIL 3, 2018 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax redit. 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 purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a haryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk

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

129912 (3-15,3-22,3-29)

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

#### 4308 BOWLING BROOKE CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated November 9, 2005 and recorded in Liber 23867, Folio 711 among the Land Records of Prince George's County, MD, with an original principal balance of \$428,000.00, 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

# APRIL 3, 2018 AT 11:24 AM

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

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

Terms of Sale: A deposit of \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of

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

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

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#### LEGALS

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

#### 311 71ST AVE. CAPITOL HEIGHTS A/R/T/A SEAT PLEASANT, MD 20743

Under a power of sale contained in a certain Deed of Trust dated November 25, 2002 and recorded in Liber 16618, Folio 722 among the Land Records of Prince George's County, MD, with an original principal balance of \$150,000.00, 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

#### APRIL 3, 2018 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$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 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 representative 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 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 320113-1)

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

129913 (3-15,3-22,3-29)

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

#### 3811 SAINT BARNABAS RD., UNIT #T-3 SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated October 27, 2005 and recorded in Liber 24185, Folio 7 among the Land Records of Prince George's County, MD, with an original principal balance of \$88,800.00, 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.),

# APRIL 3, 2018 AT 11:25 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit Numbered and Lettered 3811, T-3 in the subdivision known as "Marlow Towers Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$7,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and for 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. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 307960-1)

> 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

#### 11407 GUNPOWDER DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated January 4, 2007 and recorded in Liber 27718, Folio 680 among the Land Records of Prince George's County, MD, with an original principal balance of \$508,000.00, 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

#### APRIL 3, 2018 AT 11:23 AM

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

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

Terms of Sale: A deposit of \$57,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges 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 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 purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes ris

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

129915 (3-15,3-22,3-29)

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101

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

Rockville, MD 20852

(301) 961-6555

#### 1836 METZEROTT RD., UNIT #T-11 HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated November 10, 2006 and recorded in Liber 27047, Folio 416 among the Land Records of Prince George's County, MD, with an original principal balance of \$105,850.00, 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 27, 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 described as unit numbered T-11 in a condominium styled Presidential Towers Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or 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 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

> 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

#### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

ACHO MEDUA IYALLA

Defendant(s)

#### Prince George's County, Maryland Civil Case No. CAEF 17-31816

Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be tional fee simple undivided Standard 1018-1020, 1104, 1106, 1108, 1110, 1112, Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 the other undivided interest owners in Capital Cove at National Harbor, a Condominium for Capital Cove at dated September 11, 2009 and recorded September 25, 2009 among "Declaration") with one or more plats tion and the Plats, collectively, the "Timeshare Declaration").

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

Sydney J. Harrison, Clerk

#### **NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

BILLY GENE BOOKER JR Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-31817

NOTICE is hereby given this 23rd 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 98,863.79. The property sold herein is One 1,000,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Time-share Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Sydney J. Harrison, Clerk 129856 (3-8,3-15,3-22)

#### **LEGALS**

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

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

#### 1749 FERNWOOD DRIVE **UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Doretta Morton and Estate of Carl Morton, dated March 28, 2013, and recorded in Liber 34630 at folio 619 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

#### MARCH 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 Trust. The property is improved by a dwelling.

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

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$450.00 in each and every year.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole 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. of the sale by the Circuit Court for PRINCE GEUKGE 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 escrow, if required. Cost of all documentary stainps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-601011)

#### 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

(3-1,3-8,3-15)129761

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

#### 2707 ENTERPRISE ROAD **BOWIE, MARYLAND 20721**

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

**IMPROVED REAL ESTATE** 

By virtue of the power and authority contained in a Deed of Trust from Ezenwanyi E. Ahaghotu, dated September 25, 2015, and recorded in Liber 37507 at folio 562 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 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

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 dissuch other form as the Substitute Trustees may determine, at their sole discretion, for \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-600284

#### 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

# The Prince George's Post

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or email bboice@pgpost.com

#### **LEGALS**

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

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

# 4308 RIDGECREST DRIVE SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Reginald L Pasteur and Katrice L Pasteur, dated May 16, 2007, and recorded in Liber 27947 at folio 593 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 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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.5% 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 settlewill 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 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 # 14-606333)

#### 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

(3-1,3-8,3-15)

#### **LEGALS**

# 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 4307 29th Street, Mount Rainier, MD 20712-1602

By virtue of the power and authority contained in a Deed of Trust from

CHARLES PARKER, III and ROBIN C. PARKER, dated February 14, 2008 and recorded in Liber 29455 at Folio 470 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance of the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### **WEDNESDAY, APRIL 4, 2018** AT 3:00 P.M.

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

Lot 29, Block 2 "Roger's Addition to Mount Rainer" as per plat recorded in Liber JMB 5 Follio 670 and re-recorded in Plat Book A,

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

\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A FIRST DEED OF TRUST. THE PAYOFF AMOUNT OF THE FIRST WILL BE ANNOUNCE AT THE SALE.\*\*\*

TERMS OF SALE: A deposit of \$10,000.00 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 9.740% per annum from the date of sale to the date of payment will be paid within ten days after the final rati-

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

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 property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission) on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

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

# JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,

and ERICA T. DAVIS
Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

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

129893 (3-15,3-22,3-29)

SYDNEY J. HARRISON Prince George's County, MD

Sydney J. Harrison, Clerk

# Plaintiff DEINMA I. IYALLA

In the Circuit Court for

NOTICE is hereby given this 23rd day of February, 2018, by the Circuit

\$123,388.43. The property sold herein is One 1,178,000/ 2,855,944,500 frac-Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Mariner Passage, National Harbor, MD 20745 as tenants in common with of the aforesaid Standard VOI Units Condominium (the "Timeshare Project") as described in "Declaration of National Harbor, a Condominium" the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the attached (the "Plats"), (the Declara-

(3-8,3-15,3-22)

**LEGALS** 

Plaintiff

# NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

TERRI A DENDY

ROSALIE DENDY

Defendant(s) In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-31818

NOTICE is hereby given this 23rd 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 by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd

day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$47,082.82. The property sold herein is One 494,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

Clerk of the Circuit Court for

True Copy—Test: (3-8,3-15,3-22)

# **NOTICE OF REPORT**

**OF SALE** 

Daniel C. Zickefoose, Esq.,

Assignee, Plaintiff

BILLY GENE BOOKER JR

#### Defendant(s) In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF 17-31819

NOTICE is hereby given this 23rd 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 by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of March, 2018; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 22,991.68. The property sold herein is One 379,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively,

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

the "Timeshare Declaration").

True Copy—Test: Sydney J. Harrison, Clerk (3-8,3-15,3-22)

#### 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 7009 Taylor Street, Landover Hills, MD 20784

By virtue of the power and authority contained in a Deed of Trust from JOHN P. SCOTT, dated May 24, 2007 and recorded in Liber 27961 at Folio 287 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance of the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### WEDNESDAY, APRIL 4, 2018 AT 3:05 P.M.

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

Lot numbered two (2) in block lettered "T" in a subdivision known as "Section 4, Landover Hills", as per palt thereof recorded in Plat Book BB 8 at Plat 41 among the Land Records of Prince George's County, Maryland and having a property address of 7009 Taylor Street, Hyattsville,

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

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final

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

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

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

#### JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, and ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

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

(3-15,3-22,3-29) 129894

# LEGALS

# 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

14950 Nashua Lane, Bowie, MD 20716-1006

By virtue of the power and authority contained in a  $\ensuremath{\mathsf{Deed}}$  of Trust from JANET OGUNJEMILUA, dated August 29, 2008 and recorded in Liber 30316 at Folio 580 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### **WEDNESDAY, APRIL 4, 2018** AT 3:10 P.M.

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

Being known and designated as Lot numbered Seven (7), in Block numbered Nine (9), in the subdivision known as "NORTHVIEW AT LAKE \*CILLAGE, SECTION \*\*NONETEEN", as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat B Book W.W.W. 85 at Plat number 23. Being located in the 7th Election District of said County.

\* erroneously referred to as Cillage \*\* erroneously referred to as Noneteen

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

TERMS OF SALE: A deposit of \$15,000.00 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 4.125% 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 pur-

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 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

#### **LEGALS**

from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

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

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

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

(3-15,3-22,3-29)129895

#### 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 12607 Prestwick Drive, Ft. Washington, MD 20744

By virtue of the power and authority contained in a Deed of Trust from CAROL A. GAINES and ROBERT M. GAINES, dated November 19, 2008 and recorded in Liber 30218 at Folio 409 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 auctionin front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### **WEDNESDAY, APRIL 4, 2018** AT 3:15 P.M.

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

Lot numbered Six (6) in Block lettered "H" in the subdivision known as "Plat Two, Section Ten, Block H and Parts of Blocks I and J, Tantallon on the Potomac", as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 71 at Plat 48. Being in the 5th Election District.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"  $\,$ 

TERMS OF SALE: A deposit of \$22,000.00 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 3.75% 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 pur-

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 3 days after poetmarked by the United States Poet It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

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

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

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

(3-15,3-22,3-29)

# **NOTICE**

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

Substitute Trustees, Plaintiffs

ADELLA L. TURNER-SNOWDEN AKA ADELLA TURNER 4667 Red Hawk Terrace Unit# 4667

Bladensburg, MD 20710 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-12502

Notice is hereby given this 7th day of March, 2018, by the Circuit Court of March, 2018, by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 4667 Red Hawk Ter-race, Unit# 4667, Bladensburg, MD 20710, 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 9th day of April, 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 9th day of

April, 2018.

The report states the purchase price at the Foreclosure sale to be \$105,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129943 (3-15,3-22,3-29)

# **NOTICE**

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

Substitute Trustees,

KEITH WILLIAMS TAHIRA WILLIAMS 912 Cypresstree Pl Capitol Heights, MD 20743-6312

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25665

Notice is hereby given this 7th day of March, 2018, by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 912 Cypresstree Pl, Capitol Heights, MD 20743-6312, 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 9th day of April, 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 9th day of April, 2018.

The report states the purchase price at the Foreclosure sale to be

\$195,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (3-15,3-22,3-29) 129944

#### **LEGALS**

#### 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 6532 Old Landover Road, Hyattsville, MD 20785

By virtue of the power and authority contained in a Deed of Trust from MÚSA NABIEU BANGURA and ALÍMAMY KONTEH, dated November 18, 2008 and recorded in Liber 30227 at Folio 084 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 the Courthouse door, in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### **WEDNESDAY, APRIL 4, 2018** AT 3:20 P.M.

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

Being known and designated as Lot numbered two (2) in a subdivision known as "AMBERGER SUBDIVISION" as per plat thereof recorded in a Plat Book NLP109 at plat 7 among the Land Records of Prince George's County, Maryland.

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

TERMS OF SALE: A deposit of \$17,000.00 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 4.75% 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 pur-

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

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

#### JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, and ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

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

(3-15,3-22,3-29)

The

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

> APPROVAL OF A MINOR AMENDMENT TO THE 2013 SUBREGION 5 MASTER PLAN AND SECTIONAL MAP AMENDMENT

**PUBLIC NOTICE** 

# (CR-13-2018)

Notice is hereby given that, on Tuesday, March 6, 2018, pursuant to such authority set forth within the Land Use Article, Annotated Code of Maryland, as well as the Zoning Ordinance of Prince George's County, being also Subtitle 27 of the Prince George's County Code, the County Council of Prince George's County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District located in Prince George's County, adopted CR-13-2018, a Resolution to approve certain, limited minor amendments to the approved comprehensive master plan and SMA as to parcels of land within the 2013 Subregion 5 Master Plan and Sectional Map Amendment which, upon findings by the District Council based on the record of public hearing testimony, are necessary to realize County land use and development policies for the 2013 Central Branch Avenue Corridor Area Revitalization Sector Plan; and to advance such unambiguous land use and development policies approved by the Council for designated County centers within the 2014 General Plan for the physical development of land in the County, Plan Prince George's 2035.

Copies of the approved minor amendment to the 2013 Subregion 5 Master Plan and Sectional Map Amendment, as well as the resolution of approval CR-13-2018, are available at the Office of the Clerk of the Council, Room 2198, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, as well as online at: https://princegeorgescountymd.legistar.com.

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

ATTEST: Redis C. Floyd Clerk of the Council

129956 (3-15)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DARLENE L. CROSS

Notice is given that Neva Ikner, whose address is 15011 Pine Top Lane, Burtonsville, MD 20866, was on March 5, 2018 appointed Personal Representative of the estate of Darlene L. Cross who died on January

17, 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.

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

NEVA IKNER Personal Representative

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

UPPER MARLBORO, MD 20773-1729

Estate No. 109195 (3-15,3-22,3-29) 129954

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGARET BAITY

Notice is given that William F Baity, whose address is 205 Johnsberg Lane, Bowie, MD 20721, was on May 10, 2016 appointed personal presentative of the small estate of Margaret Baity, who died on January 29, 2013 without a will.

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

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

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

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

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

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

WILLIAM F BAITY Personal Representative

REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 103071

129952

(3-15)

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301-627-6260

#### **NOTICE**

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

Substitute Trustees,

ALTONELL L. MUMFORD ARNELL MUMFORD 9903 Gay Drive Upper Marlboro, MD 20772 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-12503

Notice is hereby given this 7th day of March, 2018, by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 9903 Gay Drive, Upper Marlboro, MD 20772, 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 9th day of April, 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 9th day

of April, 2018. The report states the purchase price at the Foreclosure sale to be \$236,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (3-15,3-22,3-29) 129945

# **LEGALS**

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

**NOTICE** 

Substitute Trustees,

REGINALD M. PERRY, JR. 5653 Rock Quarry Terrace District Heights, MD 20747 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-29211

Notice is hereby given this 7th day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5653 Rock Quarry Terrace, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of April, 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 9th day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$155,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129946 (3-15,3-22,3-29)

#### **NOTICE**

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

Substitute Trustees

JOHN R. CAREY 2214 Hindle Lane Bowie, MD 20716

Defendant(s)

successive weeks before the 9th day of April, 2018.

The report states the purchase price at the Foreclosure sale to be

True Copy—Test: Sydney J. Harrison, Clerk 129947

# **LEGALS**

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

**NOTICE** 

Substitute Trustees

CHARLENE SCOTT CLARKE 5729 South Hil Mar Circle District Heights, MD 20747 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-26191

Notice is hereby given this 7th day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5729 South Hil Mar Circle, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of April, 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 9th day of April, 2018.

The report states the purchase price at the Foreclosure sale to be \$153,520.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (3-15,3-22,3-29) 129948

**NOTICE** 

Substitute Trustees

Plaintiffs

Defendant(s)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Carrie M. Ward, et al.

HUGO S. REYES DIAZ

Upper Marlboro, MD 20772

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-08890

Notice is hereby given this 7th day of March, 2018, by the Circuit Court

for Prince George's County, Maryland, that the sale of the property

mentioned in these proceedings and described as 11414 Croom Road,

Upper Marlboro, MD 20772, made

and reported by the Substitute Trustee, will be RATIFIED AND

CONFIRMED, unless cause to the

contrary thereof be shown on or be-

fore the 9th day of April, 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

9th day of April, 2018.

The report states the purchase price at the Foreclosure sale to be

SYDNEY J. HARRISON

11414 Croom Road

#### **LEGALS**

VS.

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

VS.

Plaintiffs

Robert L Izlar and Joyce T Izlar aka Joyce T Peterson-Izlar

#### Defendants IN THE CIRCUIT COURT FOR

#### PRINCE GEORGE'S COUNTY, MARYLAND

**CIVIL NO. CAEF 13-28823** ORDERED, this 7th day of March, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1206 Chapel Oaks Drive, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day

of April, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three succes-April, 2018, next.

The report states the amount of sale to be \$149,000.00.

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

# (3-15,3-22,3-29)

True Copy—Test: Sydney J. Harrison, Clerk

\$199,880.00

Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129949 (3-15,3-22,3-29)

Shipley & Horne, P.A. Arthur J. Horne, Jr. 1101 Mercantile Lane, Suite 240 Largo, MD 20774 301-925-1800

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JANIE R. GARDNER

Notice is given that Alton J. Gardner, Jr., whose address is 2910 Walters Lane, Forestville, MD 20747, was on February 26, 2018 appointed personal representative of the small estate of Ianie R Gardner who died on February 17, 2014 with a will.

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

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

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

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

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

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

ALTON J. GARDNER, JR. Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729

#### **NOTICE**

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

Substitute Trustees Plaintiffs

Valentina Elebesunu

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

#### MARYLAND **CIVIL NO. CAEF 17-31840**

ORDERED, this 7th day of March, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the proprety at 416 Possum Court, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed unless cause ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of April, 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 9th day of April, 2018, next.

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

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

129940 (3-15,3-22,3-29)

#### **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** 

Edwin Alarcon Morales 6936 Hanover Parkway #100 Greenbelt, MD 20770

Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-40936

Notice is hereby given this 9th day of March, 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 9th day of April, 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 9th day of April, 2018. The Report of Sale states the amount of the foreclosure sale price to be \$56,800.00. The property sold herein is known as 6936 Hanover Parkway #100, Greenbelt, MD

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

(3-15,3-22,3-29)

129937

Nomiki B. Weitzel, Esq. Law Offices of Nomiki Bouloubassis Weitzel & Associates, LLC 7652 Belair Road Balitmore, MD 21236 410-663-9400

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JANICE WALLS (A/K/A JANICE DONNA WALLS)

Notice is given that Denise Walls, whose address is 8940 Footed Ridge, Columbia, MD 21045, was on February 26, 2018 appointed Personal Representative of the estate of Janice Walls who died on December 19, 2017 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th 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:

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.

DENISE WALLS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County

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

Estate No. 109303 (3-15,3-22,3-29)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-37010 Notice is hereby given this 7th day of March, 2018, by the Circuit Court

for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2214 Hindle Lane, 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 9th day of April, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three

\$294,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD (3-15,3-22,3-29)

# **LEGALS**

#### **NOTICE** Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101

Rockville, MD 20852 Substitute Trustees Plaintiffs

TIMOTHY R. ALSTON

4305 Broken Arrow Court Clinton, MD 20735 Defendant(s) In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-11713 Notice is hereby given this 7th day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4305 Broken Arrow Court, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof he shown on or hecontrary thereof be shown on or before the 9th day of April, 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

9th day of April, 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

Sydney J. Harrison, Clerk

#### **NOTICE**

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

VS.

Nakia Harmon and

Plaintiffs

Horace Harmon Defendants IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

**CIVIL NO. CAEF 14-36672** ORDERED, this 7th day of March, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4407 Lt Lansdale Place, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of April, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three succes-

April, 2018, next.

The report states the amount of sale to be \$171,500.00.

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

True Copy—Test: Sydney J. Harrison, Clerk

#### (3-15,3-22,3-29) 129938 (3-15,3-22,3-29) 129939

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

SUBSCRIBETODAY!

# NOTICE OF APPOINTMENT

#### NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM HENRY BOOSE JR Notice is given that Andre Boose, whose address is 5726 Eagle Street, Capitol Heights, MD 20743, was on February 20, 2018 appointed Personal Representative of the estate of William Henry Boose Jr, who died

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

on October 8, 2017 without a will.

their objections with the Register of Wills on or before the 20th 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.

ANDRE BOOSE Personal Representative

Cereta A. Lee

129808

REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729

Estate No. 109257

(3-1,3-8,3-15)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EDNA BELLE JONES** Notice is given that Patricia D Batie, whose address is 6323 Jason Court, Hyattsville, MD 20785, was on February 16, 2018 appointed Per-

sonal Representative of the estate of

Edna Belle Iones, who died on Feb-

ruary 3, 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 representative or the attorney.

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

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

of Wills with a copy to the undersigned, on or before the earlier of

(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.

PATRICIA D BATIE

Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR

Prince George's County Upper Marlboro, MD 20773-1729 Estate No. 109247

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF BETTY L FARRAR Notice is given that James W Marks, whose address is 2015 Meadow Drive, Westminster, MD 21158, was on February 16, 2018 appointed Personal Representative of the estate of Betty L Farrar who died on January 25, 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. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 16th day of 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.

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills. JAMES W MARKS

Personal Representative

CERETA A. LEE

A claim not presented or filed on

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

Estate No. 109114 (3-1,3-8,3-15)129806

Estate No. 109217 129951

(3-15)

129953

129809

(3-1,3-8,3-15)

# NOTICE TO UNKNOWN HEIRS

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

# 12102 CRESTWOOD AVENUE SOUTH BRANDYWINE, MARYLAND 20613

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

#### MARCH 20, 2018 AT 9:36 AM

AI 9:36 AI

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

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

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

#### 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>129784</u> (3-1,3-8,3-15)

#### **LEGALS**

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

#### 19 POST OFFICE AVENUE APT 202 LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Hanan M Mujahid, dated August 17, 2007, and recorded in Liber 28641 at folio 181 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 20, 2018 AT 9:37 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 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of th

#### 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

129786 (3-1,3-8,3-15)

#### **LEGALS**

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

#### 17109 BROOKMEADOW LANE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Vivian Carter and Michael Carter, dated November 30, 2006, and recorded in Liber 26792 at folio 257 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 20, 2018 AT 9:38 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 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of th

#### 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>129799</u> (3-1,3-8,3-15)

# LEGALS

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

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

9400 CROOM ACRES DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated July 20, 2006 and recorded in Liber 25619, Folio 17 among the Land Records of Prince George's County, MD, with an original principal balance of \$550,000.00, 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.),

# MARCH 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 \$48,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes 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 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 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 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

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

2905 NORTHERN DANCER RD. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated February 25, 2005 and recorded in Liber 21798, Folio 554 among the Land Records of Prince George's County, MD, with an original principal balance of \$624,000.00, 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 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 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 pur-chaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without 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

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

5601 PARKER HOUSE TERR., UNIT # 403 HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated December 10, 2007 and recorded in Liber 29360, Folio 526 among the Land Records of Prince George's County, MD, with an original principal balance of \$209,000.00, 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 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 described as Unit No. 403 in Fairmont 1001 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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 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 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

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIE WASHINGTON IR

Notice is given that Willie James Aikens, whose address is 11206 Parkmont Dr., Upper Marlboro, MD 20772, was on March 1, 2018 appointed personal representative of the small estate of Willie Washington Ir, who died on February 26. ton Jr, who died on February 26, 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 representative or the attorney.

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

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

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

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

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

WILLIE JAMES AIKENS Personal Representative

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

Estate No. 109366

129959 (3-15)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF NORMAN BROWN

AKA: NORMAN AUGUSTUS BROWN JR Notice is given that Gloria Bumpass, whose address is 5300 Drake Place S E, Washington, DC 20019. was on February 27, 2018 appointed personal representative of the small estate of Norman Brown, who died on January 2, 2018 with-

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

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

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

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

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

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

> GLORIA BUMPASS Personal Representative

REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 109337

129960

(3-15)

THE **PRINCE GEORGE'S POST** 

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#### **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

Defendant

Cateatra E. Anderson fka Cateatra E. Sewell 15620 Everglade Lane, Unit 303 Bowie, MD 20716

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-33819

Notice is hereby given this 22nd 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 22nd 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 22nd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$113,000.00. The property sold herein is known as 15620 Everglade Lane, Unit 303, Bowie, MD 20716.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 129790 (3-1,3-8,3-15)

#### **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** 

Stephen Tarpley 2240 Prince of Wales Court Bowie, MD 20716

Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-31866

Notice is hereby given this 22nd 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 22nd 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 sive weeks before the 22nd day of March, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$175,197.07. The property sold herein is known as 2240 Prince of Wales Court, Bowie, MD 20716.

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

129788

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

(3-1,3-8,3-15)

TO ALL PERSONS INTERESTED IN THE ESTATE OF ORIS M WYATT

Notice is given that Karlisa M Williams, whose address is 1004 Andean Gouse Way, Upper Marlboro, MD 20774, was on February 16, 2018 appointed Personal Representative of the estate of Oris M Wyatt who died on January 25, 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.

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

KARLISA M WILLIAMS Personal Representative

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

Estate No. 109235 129780 (3-1,3-8,3-15)

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

**NOTICE** 

Substitute Trustees, Plaintiffs

SHEMSA MINNI ABDULWAHAB MINNI 208 Maler Court IRTA 208 Maller Court Accokeek, MD 20607

VS.

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-26217

Notice is hereby given this 7th day of March, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 208 Maler Court, IRTA 208 Maller Court, Accokeek, MD 20607, 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 9th day of April, 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 9th day of

April, 2018.

The report states the purchase price at the Foreclosure sale to be 332,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (3-15,3-22,3-29) 129942

#### **NOTICE**

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

Substitute Trustees,

VERA D. OWENSBY THOMAS B. SOMERVILLE 4704 Rollingdale Way Capitol Heights, MD 20743 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-26204

Notice is hereby given this 7th day of March, 2018, by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 4704 Rollingdale Way, 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 be-fore the 9th day of April, 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

of three steeds were steller the 9th day of April, 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 129941 (3-15,3-22,3-29)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: LISA F. JONES Estate No.: 107385

#### NOTICE OF JUDICIAL **PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by JAMES R. JONES for judicial probate of the will dated January 13, 1998 and the codicil dated June 7, 2011 and for the propriet ment of a personal representation. appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 5, 2018 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time.

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

(3-8,3-15)129877

#### THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: **BERNARD JAMES** 

#### NOTICE OF JUDICIAL **PROBATE**

Estate No.: 108966

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by CLARENCE JAMES for judicial probate for the appointment of a personal represenappointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 5, 2018 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time.

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR Prince George's County Cereta A. Lee P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

129878 (3-8,3-15)

### **LEGALS** LEGAL NOTICE

Ordinance O-2-18 Authorizing the Creation of a Floodplain Easement Across Certain Property Owned by the City of Bowie for the Ingress and Egress of Prince George's County.

CITY OF BOWIE, MD

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on March 5, 2018.

ALFRED D. LOTT City Manager

129934 (3-15)

#### The Prince George's Post

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#### LEGALS

#### ORDER OF PUBLICATION

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

Plaintiff

CROOM MANOR LLC

TENACITY 7401 NEW HAMP-SHIRE AVENUE, LLC

PRINCE GEORGE'S COUNTY,

MICHAEL POSTAL

MARYLAND 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

Property Address: 15488 Mt Calvert Rd., Upper Marlboro, MD 20772 Account Number: 03 0246520 Description: Croome Manor F Ederal Housing Non -conf Use 3.7300 Acres & Imps. Map 120 Grid A1 Par

Assmt: \$653,534 Liber/Folio: 37138/123 essed To: Croom Manor LLC

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

Case No.: CAE 18-03332 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: 15488 Mt Calvert Rd., Upper Marlboro, MD 20772 Account Number: 03 0246520 Description: Croome Manor F Ederal Housing Non –conf Use 3.7300 Acres & Imps. Map 120 Grid A1 Par

Assmt: \$653,534 Liber/Folio: 37138/123 Assessed To: Croom Manor 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 20th 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 the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 16th day of March, 2018, warning all persons interested in the said properties to be and appear in this Court by the 24th day of April, 2018, and redeem the Proprty, 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 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 129769 (3-1,3-8,3-15)

LAW OFFICE OF JOHN E. REID, PLLC 5335 Wisconsin Avenue, N.W. Suite 700 Washington, D.C. 20015

File: 2017-06934-1535

ORDER OF PUBLICATION

MTAG as Custodian for Arque Tax Receivable Fund (Maryland), LLC,

Glenna M. Welcher, David B. Welcher, David B. Welcher, Sheena D. Welcher, Kyla N. Welcher, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any in-

#### **LEGALS**

terest in the property and premises with Account No. 1739044; situate in District 15 of Prince George's County, Maryland, known as 9512 Fairway Manor Ter and described as 16,579.0000 Sq.Ft. & Imps. Marlton lot 14 Blk 9 Assmt \$297,000 Lib 00000 Fl 000 and assessed to Welcher Glenna M & David B et alon the Tax Roll of the Director of Finance, Defendants.

#### In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01845 TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.
It is thereupon this 26th day of

February, 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 general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 23rd day of March, 2018, warning all persons having or claim-ing to have any interest in the property described above to appear in this Court by the 1st day of May, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances. The Defendants are hereby in-

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

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

True Copy—Test: Sydney J. Harrison, Clerk 129854 (3-8,3-15,3-22)

> LAW OFFICE OF IOHN E. REID, PLLC

5335 Wisconsin Avenue, N.W. Suite 700 Washington, D.C. 20015

# File: 2017-06938-1535

ORDER OF PUBLICATION MTAG as Custodian for Arque Tax Receivable Fund (Maryland), LLC,

Insoo James Lame, Hannah Lee, Jamie Banks, Prince George's County, Maryland and All un-known 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 with Account No. 2329985; situate in District 21 of Prince George's County, Maryland, known as 9405 Baltimore Ave and described as Lot C Eq Pt Of lot 1 7,920.0000 Sq.Ft. & Imps. Daniels Park Assmt \$434,367 Lib 38311 Fl 406on the Tax Roll of the Director of Finance,

#### Defendants. In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01841

TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

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

It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encum-

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

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

True Copy—Test: Sydney J. Harrison, Clerk (3-1,3-8,3-15)129770

LAW OFFICE OF JOHN E. REID, PLLC 5335 Wisconsin Avenue, N.W. Suite 700 Washington, D.C. 20015

File: 2017-06915-1535

#### ORDER OF PUBLICATION

MTAG as Custodian for Arque Tax Receivable Fund (Maryland), LLC,

Plaintiff

Stanton Properties, LLC, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 1830272; situate in District 16 of Prince George's County, Maryland, known as 6205 Queens Chapel Rd and described as Lot 11 Ex 130 Sqft 5,265.00 Sq.Ft. & Imps. Jenkins Sub Of Nic Blk A Assmt \$223,967 Lib 38227 Fl 610 and assessed to Stanton Properties LLCon the Tax Roll of the Director

Defendants.

#### In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 18-01842

of Finance,

TAX SALE The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the

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

quired interested party have expired. It is thereupon this 20th day of February, 2018, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 16th day of March, 2018, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 24th day of April, 2018, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or lease-

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

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

Court against them.

True Copy—Test: Sydney J. Harrison, Clerk 129771 (3-1.3-8.3-15)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

> In The Estate Of: JOSE AMANDO LEMUS Estate No.: 109202

#### NOTICE OF JUDICIAL **PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by NELSON LEMUS for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20773 on April 19, 2018 at 9:30 AM.

This hearing may be transferred or perstagated to a subsequent time.

ostponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 Upper Marlboro, MD 20773-1729

REGISTER OF WILLS FOR

129883 (3-8, 3-15)



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