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WEDNESDAY, OCTOBER 31ST, IS HALLOWEEN. PLEASE WATCH OUT FOR TRICK OR TREATERS WHILE DRIVING. DRIVE SAFELY!





The Prince George's Post



Your Newspaper of Legal Record

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NOTICE

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

> Substitute Trustees. Plaintiffs

> > Defendant(s)

vs. ANN BRADY WILLIAM WALKER 9414 Victoria Drive Upper Marlboro, MD 20772

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-08245

Notice is hereby given this 15th day of October, 2018 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9414 Victoria 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 15th day of November, 2018, provided a copy of this NO-TICE be inserted in some newspa-per printed in said County, once in each of three successive weeks before the 15th day of November, 2018

The report states the purchase price at the Foreclosure sale to be \$220,400.00.

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

132055 (10-25,11-1,11-8)

LEGALS

LEGAL NOTICE CITY OF BOWIE, MD

PUBLIC HEARING

Resolution R-71-18 - Enlarging the Corporate Boundaries of the City of Bowie, by Annexing Into the City Lands Contiguous To and Adjoining the City's Existing Corporate Boundary, Including Outparcels A and B and Karington Center Boulevard in Karington (Now Known as South Lake), Part of Parcel 8 and all of Parcels 126 and 127 on Prince George's County Tax Map 70, Generally Located on the South Side of Maryland Route 214 and West Side of US 301.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on October 15,

A Public Hearing is scheduled to be held at 8:00 p.m., Monday, De-cember 3, 2018 in the Council Chambers at Bowie City Hall, 15901 Excalibur Road, Bowie, MD 20716. All interested residents are encouraged to attend.

Sign language interpreters and / or other accommodations for individu-als with disabilities will be provided upon request to the City Clerk.

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

Substitute Trustees Plaintiffs

Hailemichael Menebinen Defendant

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

CIVIL NO. CAEF 18-17650

ORDERED, this 15th day of October, 2018 by the Circuit Court of PRÍNCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 11606 Kimberly Woods Lane, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of November, 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 15th day of November, 2018, next.

The report states the amount of sale to be \$255,000.00.

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

132058 (10-25,11-1,11-8)

NOTICE

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

VS. Sylvia O Thompson and Sylvia O Inompose Gregory C Thompson Defendants

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

CIVIL NO. CAEF 16-10808

ORDERED, this 15th day of October, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 10602 Lazy Day Lane, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of November, 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 15th day of November, 2018, next. The report states the amount of sale to be \$185,500.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for

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

132056 (10-25,11-1,11-8)

NOTICE

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

LEGALS

VS.

NOTICE

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

RAYMOND JORDAN

9112 Ballard Lane

Clinton, MD 20735

VS.

Substitute Trustees, Plaintiffs

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-39870

Notice is hereby given this 15th day of October, 2018 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9112 Ballard Lane, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 15th day of November, 2018, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 15th day of November, 2018.

The report states the purchase price at the Foreclosure sale to be \$238,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 132053 (10-25,11-1,11-8)

NOTICE

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

VS. RUTH E. PEETE 1515 3rd Street Glenarden, MD 20706

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-39881

Notice is hereby given this 19th day of October, 2018 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1515 3rd Street, Glenarden, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 19th day of November 2018, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of November 2018. The report states the purchase price at the Foreclosure sale to be

\$186,000.00. SYDNEY J. HARRISON

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

True Copy—Test: Sydney J. Harrison, Clerk 132066 (10-25,11-1,11-8)

NOTICE

Rockville, MD 20852

LEONTYNE L. POWELL

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-21467

Notice is hereby given this 19th day of October, 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 10317 Broom

Lane, Lanham, MD 20706, made

and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the

contrary thereof be shown on or be-fore the 19th day of November 2018,

provided a copy of this NOTICE be

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

successive weeks before the 19th

day of November 2018. The report states the purchase price at the Foreclosure sale to be

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

NOTICE

WILMINGTON SAVINGS FUND

SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN

ITS INDIVIDUAL CAPACITY BUT

SOLELY AS TRUSTEE FOR BCAT

DARYL AARON GREENE, et al.

In the Circuit Court for Prince

George's County, Maryland

Case No. CAÉ 15-25768

Notice is hereby given this 15th day of October, 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 4133 Chariot Way,

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 15th day of November,

2018, provided a copy of this NO-TICE be inserted in some newspa-

per printed in said County, once in

each of three successive weeks be-fore the 15th day of November,

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

SYDNEY J. HARRISON

Clerk of the Circuit Court for

Prince George's County, Md.

\$380,000.00.

vs.

(10-25,11-1,11-8)

Plaintiff,

Defendants,

True Copy—Test: Sydney J. Harrison, Clerk

\$219,300.00.

132064

2014-4TT

v.

Plaintiffs

10317 Broom Lane

Lanham, MD 20706

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

Defendant(s)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees, Plaintiffs vs.

In the Circuit Court for Prince

Notice is hereby given this 19th day of October, 2018 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6305 Oglethorpe Mill Drive, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIsnown on or before the 19th day of November 2018, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of No-uombor 2018

The report states the purchase price at the Foreclosure sale to be \$473,480.00

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk (10-25,11-1,11-8) 132068

NOTICE

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

Substitute Trustees Plaintiffs VS. MICHELLE R. MASSEY-CRAFT ROBERT CRAFT 10002 Greenspire Way Bowie, MD 20721

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-08246

Defendant(s)

Notice is hereby given this 9th day of October, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10002 Greenspire Way, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 9th day of November, 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 November, 2018. The report states the purchase price at the Foreclosure sale to be \$290,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for

Prince George's County, MD Sydney J. Harrison, Clerk <u>131983</u> (10-18,10-25,11-1)

NOTICE

LEGALS

VS.

Plaintiffs

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

> Substitute Trustees, Plaintiffs

CECELIA NEAL 9205 New Hampshire Avenue Unit A6 Silver Spring, MD 20903

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-14007

Notice is hereby given this 19th day of October, 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 9205 New Hampshire Avenue, Unit A6, Silver Spring, MD 20903, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 19th day of November 2018, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of November 2018.

The report states the purchase price at the Foreclosure sale to be \$51,200.00.

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

132065 (10-25,11-1,11-8)

NOTICE

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

VS.

Substitute Trustees, Plaintiffs

SHANITA B. MCKENNIE WILLIAM D. MCKENNIE 928 Dunloring Court Upper Marlboro, MD 20774 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-07523

Notice is hereby given this 9th day of October, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 928 Dunloring Court, Upper Marlboro, MD 20774, 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 November, 2018, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of November. 2018.

The report states the purchase price at the Foreclosure sale to be \$203.216.18.

> SYDNEY J. HARRISON Clerk, Circuit Court for

Substitute Trustees

JANNEASE JOHNSON 6305 Oglethorpe Mill Drive Brandywine, MD 20613

NOTICE

Defendant(s)

George's County, Maryland Case No. CAEF 18-05056

FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of vember 2018.

ALFRED D. LOTT City Manager

132063 (10-25,11-1,11-8,11-15)

LEGALS

David R Cross, Esq. 14300 Gallant Fox Lane, Suite 218 Bowie, MD 20715 301-262-6000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DOUGLAS A MCNEILL**

Notice is given that Melissa McNeill-Moreno whose address is 43 Palmer Avenue, Staten Island, NY 10302 was on October 18, 2018 appointed personal representative of the estate of Douglas A McNeill who died on July 3, 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 18th day of Arrit 2010 April, 2019.

Any person having a claim against the decedent must present against the decedent must present the claim to the undersigned per-sonal 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 decedent

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.

MELISSA MCNEILL-MORENO

Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773 Estate No. 111664 (10-25,11-1,11-8) 132071

Substitute Trustees Plaintiffs VS.

John F. Forbes

Defendant IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND CIVIL NO. CAEF 16-44296

ORDERED, this 15th day of October, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 11100 Rodeo Court, Upper Marlboro, Maryland 20772 men-tioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of November, 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 15th day of November, 2018, next.

The report states the amount of sale to be \$428,655.00.

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

True Copy—Test: Sydney J. Harrison, Clerk

<u>1320</u>57 (10-25,11-1,11-8)

NOTICE

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

vs. Renae Ramble

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

Defendant

CIVIL NO. CAEF 16-01010

ORDERED, this 15th day of October, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7141 Donnell Place Unit #B-8, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unloss cause to the contrary theorem unless cause to the contrary thereof be shown on or before the 15th day of November, 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 15th day of November, 2018, next.

The report states the amount of sale to be \$33,000.00.

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

(10-25, 11-1, 11-8)132059

NOTICE

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

Substitute Trustees Plaintiffs BRIAN D. EDMONSON

INDIA J. EDMONSON
4701 Longhorn Drive
Beltsville, MD 20705
Defendar

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-05098

Notice is hereby given this 4th day of October, 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 4701 Longhorn Drive, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of November, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of November, 2018.

The report states the purchase price at the Foreclosure sale to be \$304.000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk <u>131949</u> (10-11,10-18,10-25)

NOTICE

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 18-34940

A Petition has been filed to change the name of (Minor Child(ren)) Riyan Michelle Bowden to Riyan

The latest day by which an objec-

tion to the petition may be filed is November 13, 2018.

Sydney J. Harrison Clerk of the Circuit Court for

Prince George's County, Maryland

(10-25)

IN THE MATTER OF: Riyan Michelle Bowden

FOR THE CHANGE OF

NAME TO: Riyan Michelle Jones

Michelle Jones.

132072

Sydney J. Harrison, Clerk 132060 (10-25,11-1,11-8)

NOTICE

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

Substitute Trustees Plaintiffs

JAMES E. DOUGHTY, JR. 2318 Manor Gate Terrace Upper Marlboro, MD 20774 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-14671

Notice is hereby given this 9th day of October, 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 2318 Manor Gate Terrace, 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 9th day of November, 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 9th day of November, 2018.

The report states the purchase price at the Foreclosure sale to be \$372*.*000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 131982 (10-18,10-25,11-1)

LEGALS

NOTICE

IN THE MATTER OF:

FOR THE CHANGE OF NAME TO:

Case No. CAE 18-34914

A Petition has been filed to change the name of (Minor Child(ren)) Isaac Emmanuel Escobar Lopez to Isaac Emmanuel Lopez.

The latest day by which an objection to the petition may be filed is November 13, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 132073 (10-25)

NOTICE

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

vs.

Substitute Trustees Plaintiffs

TERRY L. WILLIAMS 404 Balboa Avenue Capitol Heights, MD 20743 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-11013

Notice is hereby given this 9th day of October, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 404 Balboa Avenue, Capitol Heights, MD 20743, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of November, 2018, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of November, 2018.

The report states the purchase price at the Foreclosure sale to be \$144,000.00.

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

True Copy—Test: Sydney J. Harrison, Clerk <u>131984</u> (10-18,10-25,11-1)

NOTICE

IN THE MATTER OF: Prince Chibueze Onwuaso

FOR THE CHANGE OF NAME TO: Prince Chibueze Nnaemeka

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-34827

A Petition has been filed to change the name of (Minor Child(ren)) Prince Chibueze Onwuaso to Prince Chibueze Nnaemeka.

The latest day by which an objection to the petition may be filed is November 13, 2018.

Sydney J. Ha Clerk of the Circu	arrison
Clerk of the Circu	iit Court for
Prince George's Cou	inty, Maryland
132074	(10-25)

Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 131985 (10-18,10-25,11-1)

NOTICE

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

> Substitute Trustees, Plaintiffs

CLARENCE LOGAN MARGUERITE V. LOGAN 5806 63rd Place Riverdale, MD 20737

VS.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-07547

Notice is hereby given this 15th day of October, 2018 by the Circuit Court for Prince George's County, Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceed-ings and described as 5806 63rd Place, Riverdale, MD 20737, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of November, 2018, provided a copy of this NO-TICE be inserted in some newspaper printed in said County, once in each of three successive weeks be-fore the 15th day of November, 2018

The report states the purchase price at the Foreclosure sale to be \$108,000.00.

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

True Copy—Test: Sydney J. Harrison, Clerk 132054 (10-25,11-1,11-8)

NOTICE

IN THE MATTER OF: Emmanuel Leon Follot-Mammadou

FOR THE CHANGE OF NAME TO: Emmanuel Asiimwe

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-33942

A Petition has been filed to change the name of (Minor Child(ren)) Em-manuel Leon Follot-Mammadou to Emmanuel Asiimwe.

The latest day by which an objection to the petition may be filed is November 13, 2018.

Sydney J. Harrison Clerk of the Circuit Court for
Clerk of the Circuit Court for
Prince George's County, Maryland
132075 (10-25)

Isaac Emmanuel Escobar Lopez

Isaac Emmanuel Lopez

In the Circuit Court for 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**

5806 SHOSHONE DRIVE OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Dipo Kalejaiye and Olajumoke S. Kalejaiye, dated March 10, 2006 and recorded in Liber 24909, Folio 496 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on NOVEMBER 5, 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 \$14,800.00 by cerif any and which wantacty of any kind. A deposit of \$4,000,000 year iffied 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 purchaser agrees to pay reasonable attorneys fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price all costs and expenses auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to determine 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

131974

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

606 62ND PL. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 5, 2007 and recorded in Liber 27302, Folio 516 among the Land Records of Prince George's County, MD, with an original principal balance of \$329,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 30, 2018 AT 11:25 AM

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

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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 56404-1)

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

131871

(10-11,10-18,10-25)

132028

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

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 located on Main St.), on

NOVEMBER 14, 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 affect-ing 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 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 prenayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from soid receils over if such surplus provides and the surplus proceeds resulting from said resale even if such surplus results from improve-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. 201874-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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

(10-25, 11-1, 11-8)

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101

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

(10-18,10-25,11-1)

Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12168 BELTSVILLE DR. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated May 25, 2007 and recorded in Liber 29671, Folio 670 among the Land Records of Prince George's County, MD, with an original principal balance of \$282,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 30, 2018 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 321850-1)

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

> (10-11,10-18,10-25) 131891

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6330 SUNVALLEY TERR. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated March 2, 2007 and recorded in Liber 27434, Folio 597 among the Land Records of Prince George's County, MD, with an original principal balance of \$213,500.00, 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

OCTOBER 30, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purhaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of rathication, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. 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 denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 315876-2)

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

(10-11,10-18,10-25)

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 \$500.00 in each and every year.

7206 BRICKYARD STATION DRIVE BELTSVILLE, MARYLAND 20705

By virtue of the power and authority contained in a Deed of Trust from Carolyn Mabry-Martin, Valerie Atkinson-Leigh and Stephen Eric Leigh Jr., dated June 19, 2015, and recorded in Liber 37196 at folio 355 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

NOVEMBER 6, 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 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 \$41,000.00 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 sattle will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>18-602159</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

131981

(10-18,10-25,11-1) 131890

PUBLIC NOTICE

Pursuant to Section 323 of the Charter for Prince George's County, Maryland, notice is hereby given that the following five (5) bond enabling act referenda (Questions A, B, C, D and E) will be submitted to the voters of Prince George's County, Maryland, at the General Election to be held on November 6, 2018, and if at said election a majority of the votes cast on each question shall be in favor of the proposed enabling act, such act shall stand approved.

Pursuant to Section 1105 of the Charter for Prince George's County, Maryland, notice is hereby given that the following six (6) amendments to the Charter for Prince George's County, Maryland (Questions F, G, H, I, J and K), will be submitted to the voters of Prince George's County, Maryland, at the General Election to be held on November 6, 2018, and if at said election a majority of the votes cast on this question shall be in favor of the proposed amendment, such amendment shall stand adopted from and after the thirtieth day following said election.

QUESTION A COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2018 Legislative Session

Bill No.	CB-30-2018
Chapter No.	20
	esented by: <u>The Chair (by request – County Executive</u>)
	Council Members Glaros, Davis, Turner, Taveras and
<u> </u>	ranklin
Date of Introduct	tion July 2, 2018
	BILL
AN ACT concernir	ng

Borrowing to Finance Capital Projects for Public Works and Transportation Facilities

For the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$148,287,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Works and Transportation Facilities, including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County. SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness upon its full faith and credit, at any time and from time to time, in an aggregate principal amount not exceeding \$148,287,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of, Public Works and Transportation Facilities (including roads and bridges, parking lots and maintenance facilities), including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2019-2024, under the following headings, which descriptions are incorporated by reference as

if set forth he	erein:	<u>CIP-ID</u>
		719513
<u>CIP-ID</u>	<u>Project Name</u>	718813
664241	ADA RIGHT OF WAY MODIFICATIONS	719613
668052	BRIDGE REHABILITATION FEDERAL AID	719163
668182	BRIDGE REPLACEMENT – CHESTNUT AVE	719213
661142	BRIDGE REPLACEMENT – GOVERNOR BRIDGE ROAD	, 1/210
668152	BRIDGE REPLACEMENT – SUNNYSIDE AVE	Reference to
661132	BRIDGE REPLACEMENT – TEMPLE HILL ROAD	made for pu
661011	BRIDGE REPAIR AND REPLACEMENT 2	same capital
661061	TRANSPORTATION ENHANCEMENTS 2	SECTION
660007	SOUTHERN MARYLAND RAPID TRANSIT	to be issued
661071	BUS MASS TRANSIT/RAIL 2	Issue Author
661021	CURB AND ROAD REHABILITATION 2	823 of the C
668645	DEVELOPER CONTRIBUTION PROJECTS	LOCAL GO
660123	EMERGENCY REPAIRS - ROADWAYS & BRIDGES	from time to
661211	FORESTVILLE ROAD/RENA ROAD IMPROVEMENTS	
661091	GREEN STREET IMPROVEMENTS	of competiti
661004	MARYLAND PURPLE LINE	such public
661221	PEDESTRIAN SAFETY IMPROVEMENTS	bonds may
661003	PLANNING & SITE ACOUISITION 2	the best inte
661041	STREET LIGHTS AND TRAFFIC SIGNALS 2	such bonds,
664271	STREET TREE REMOVAL & REPLACE	bonds issue
661051	TD A EELC CONCECTION IMPROVEMENTS 2	for the purc

LEGALS

LOCAL GOV'T. §§ 19-205 to 19-206, as amended, replaced, or re-codified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election. Adopted this 24th day of July, 2018.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND BY: Dannielle M. Glaros, Chair

ATTEST: Redis C. Floyd Clerk of the Council

DATE: August 8, 2018

APPROVED:

BY: Rushern L. Baker, III County Executive

QUESTION B COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2018 Legislative Session

Bill No.	CB-31-2018
Chapter No.	21
Proposed and	Presented by: <u>The Chair (by request – County</u>
-	Executive)
Introduced by:	: <u>Council Members Glaros, Davis, Lehman, Turner,</u>
-	Taveras, Franklin and Patterson
Date of Introd	uction July 2, 2018
	-

BILL

AN ACT concerning Borrowing to Finance Capital Projects for Library Facilities

For the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$16,796,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Library Facilities including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness upon its full faith and credit, at any time and from time to time, in an aggregate principal amount not exceeding \$16,796,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of, Library Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2019-2024, under the following headings, which descriptions are incorporated by reference as if set forth herein:

CIP-ID	Project Name
719513	SURRATTS-CLINTON BRANCH LIBRARY
, 17010	
718813	HYATTSVILLE BRANCH RENOVATIONS
719613	LANGLEY PARK BRANCH
719163	LIBRARY BRANCH RENOVATION 2

NEW CARROLLTON BRANCH RENOVATION

to the County's capital program for the fiscal years 2019-2024 is urposes of description only and such reference shall include the al projects in any amended or subsequent capital program.

2. BÉ IT FURTHER ENACTED that any general obligation bonds d pursuant to this Act shall be issued and sold pursuant to Bond prization Ordinances adopted in accordance with Sections 323 and Charter and other applicable provisions of MD. CODE ANN., DV'T. §§ 19-205 to 19-206, as amended, replaced, or re-codified to time, but the County shall sell such bonds only by solicitation tive bids therefor at public sale in such manner and after giving notice as the County Council may by ordinance determine. Such be sold for such price or prices as may be determined to be for erest of the County, either at, above or below the par value of any , and such bonds may be sold in conjunction with other series of ed by the County in which event the notice of sale soliciting bids

LEGALS

QUESTION C COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2018 Legislative Session

Bill No.	CB-32-2018	
Chapter No		
Proposed and Presente	d by: <u>The Chair (by request – County</u>	_
-	Executive)	
Introduced by: Counci	l Members Glaros, Lehman, Davis, Turner,	
Tavera	as, Franklin and Patterson	
Date of Introduction	July 2, 2018	

BILL

AN ACT concerning Borrowing to Finance Capital Projects for

Public Safety Facilities For the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$56,053,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Safety Facilities (including Fire Department Facilities), including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness upon its full faith and credit, at any time and from time to time, in an aggregate principal amount not exceeding \$56,053,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of, Public Safety Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2019-2024, under the following headings, which descriptions are incorporated by reference as if set forth herein:

CIP-ID	Project Name
562273	CENTRAL CONTROL / ADMINISTRATIVE WING
	EXPANSION
561573	DETENTION CENTER HOUSING RENOVATIONS
562173	MEDICAL UNIT RENOVATIONS
510423	BEECHTREE FIRE / EMS STATION
551113	BERWYN HEIGHTS FIRE/EMS #814
510651	FIRE STATION RENOVATIONS
510648	FIRE STATION ROOF RENOVATIONS
510230	FORESTVILLE FIRE EMS
510010	HYATTSVILLE FIRE/EMS #801
510493	LAUREL FIRE / EMS STATION #849
510510	PISCATAWAY FIRE/EMS STATION
510325	OXON HILL FIRE / EMS STATION
511123	RIVERDALE #807 #813 FIRE/EMS
510083	SHADY GLEN FIRE/EMS STATION
510833	ST. BARNABAS FIRE/EMS STATION
510601	TRAINING AND LEADERSHIP ACADEMY
500223	BARLOWE ROAD RENOVATIONS
500423	DISTRICT V POLICE STATION
500413	DISTRICT VI POLICE STATION
500123	TRAINING/ADMINISTRATIVE HEADQUARTERS

Reference to the County's capital program for the fiscal years 2019-2024 is made for purposes of description only and such reference shall include the same capital projects in any amended or subsequent capital program.

SECTION 2. BÉ IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, as amended, replaced, or re-codified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the

661051 TRAFFIC CONGESTION IMPROVEMENTS 2

Reference to the County's capital program for the fiscal years 2019-2024 is made for purposes of description only and such reference shall include the same capital projects in any amended or subsequent capital program.

SECTION 2. BE IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, as amended, replaced, or re-codified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the Public Works and Transportation Facilities and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the Public Works and Transportation Facilities, the cost of issuance of such bonds for such Public Works and Transportation Facilities may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 6, 2018. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

PUBLIC WORKS AND TRANSPORTATION FACILITIES BONDS AN ACT enabling the County to borrow money and issue bonds in an amount not exceeding \$148,287,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation or repair of Public Works and Transportation Facilities (including roads and bridges, parking lots, and maintenance facilities), as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, as amended, replaced, or re-codified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by MD. CODE ANN.,

chase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the Library Facilities and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the Library Facilities, the cost of issuance of such bonds for such Library Facilities may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 6, 2018. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

LIBRARY FACILITIES BONDS

AN ACT enabling the County to borrow money and issue bonds in an amount not exceeding \$16,796,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation or repair of Library Facilities, as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, as amended, replaced, or re-codified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, as amended, replaced, or re-codified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

 $\widehat{SECTION}$ 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.

Adopted this 24th day of July, 2018.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND BY: Dannielle M. Glaros, Chair

ATTEST: Redis C. Floyd Clerk of the Council

DATE: August 8, 2018

APPROVED: BY: Rushern L. Baker, III County Executive same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206 as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the Public Safety Facilities and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the Public Safety Facilities, the cost of issuance of such bonds for such Public Safety Facilities may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 6, 2018. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

PUBLIC SAFETY FACILITIES BONDS

AN ACT enabling the County to borrow money and issue bonds in an amount not exceeding \$56,053,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation or repair of Public Safety Facilities (including Fire Department Facilities), as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, as amended, replaced, or re-codified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, of the Annotated Code of Maryland, as amended, replaced, or re-codified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.

Adopted this 24th day of July, 2018.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND BY: Dannielle M. Glaros, Chair

Clerk of the Council DATE: August 8, 2018

ATTEST:

Redis C. Floyd

APPROVED: BY: Rushern L. Baker, III County Executive

QUESTION D COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2018 Legislative Session

Continued on Page 13

Continued from Page 12

Bill No. CB-33-2018
Chapter No 23
Proposed and Presented by: <u>The Chair (by request – County</u>
Executive)
Introduced by: Council Members Davis, Turner, Taveras, Franklin and
Patterson
Co-Sponsors
Date of Introduction July 2, 2018

AN ACT concerning

Borrowing to Finance Capital Projects for **County Buildings**

BILL

For the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$97,564,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of County Buildings including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness upon its full faith and credit, at any time and from time to time, in an aggregate principal amount not exceeding \$97,564,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of, County Buildings, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2019-2024, under the following headings, which descriptions are incorporated by reference as if set forth herein:

<u>CIP-ID</u> 300123

- <u>Project Name</u> COUNTY BUILDING RENOVATIONS II
- 300293
- 300712
- PRINCE GEORGE'S HOMELESS SHELTER DRIVER TRAINING FACILITY AND GUN RANGE COUNTY ADMINISTRATION BUILDING REFRESH REGIONAL ADMINISTRATION BUILDING SHEPARD'S COVE WOMENS SHELTER 301004
- 300313 301003
- HEALTH FACILITIES RENOVATIONS 700123
- REGIONAL HEALTH & HUMAN SERVICES CENTER 700034
- 230123 ENTERPRISE RESOURCE PLANNING
- 050002
- COURTHOUSE REOVATION & SECURITY UPGRADES COUNTY FOOD DISTRIBUTION AND PROCESSING 260101 CENTER

Reference to the County's capital program for the years 2019-2024 is made for purposes of description only and such reference shall include the same

capital projects in any amended or subsequent capital program. SECTION 2. BE IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, as amended, replaced, or re-codified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

LEGALS

Borrowing to Finance Capital Projects for

For the purpose of authorizing Prince George's Community College money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$81,187,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Community College Facilities, including the acquisition of sites therefor; prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County. SECTION 1. BE IT ENACTED by the County Council of Prince George's

County, Maryland, that Prince George's County, Maryland (the "County"), is hereby authorized, pursuant to Section 323 of the Charter of Prince George's County, Maryland (the "Charter"), to borrow money and incur indebtedness upon its full faith and credit, at any time and from time to time, in an aggregate principal amount not exceeding \$81,187,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of, Community College Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisi-tion and installation of necessary fixed permanent equipment therefor, all such capital projects hereby being found to be (and also being in fact) of the same generic class and being described in the capital program of the County for the fiscal years 2019-2024, under the following headings, which descrip-tions are incorporated by reference as if set forth herein:

<u>CIP-ID</u>	<u>Project Name</u>
852213	COLLEGE IMPROVEMENTS
852950	BLADEN HALL RENOVATION
852313	HEALTH AND WELLNESS CENTER
852333	NORTH PARKING GARAGE
852303	CULINARY ARTS CENTER
852323	LARGO STUDENT CENTER RENOVATION
851103	KENT HALL RENOVATION AND ADDITION

Reference to the County's capital program for the fiscal years 2019-2024 is made for purposes of description only and such reference shall include the same capital projects in any amended or subsequent capital program.

SECTION 2. BE IT FURTHER ENACTED that any general obligation bonds to be issued pursuant to this Act shall be issued and sold pursuant to Bond Issue Authorization Ordinances adopted in accordance with Sections 323 and 823 of the Charter and other applicable provisions of MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, as amended, replaced, or re-codified from time to time, but the County shall sell such bonds only by solicitation of competitive bids therefor at public sale in such manner and after giving such public notice as the County Council may by ordinance determine. Such bonds may be sold for such price or prices as may be determined to be for the best interest of the County, either at, above or below the par value of any such bonds, and such bonds may be sold in conjunction with other series of bonds issued by the County in which event the notice of sale soliciting bids for the purchase of such bonds may require that the acceptance of any bid for any series of bonds be made contingent upon the acceptance of the bid or bids on all or any of the series being offered by the County for sale at the same time. When such bonds are sold in conjunction with other series of bonds, the said notice of sale may also require that consolidated bids shall be submitted on any two or more of such series of bonds.

Nothing in this Act shall in any way limit the authority provided for the refunding of County indebtedness by MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, as amended or supplemented from time to time or by any other applicable law, and all such authority is intended to be available to the County to refund any indebtedness incurred pursuant to this Act to the maximum extent provided by such authority.

Such bonds may be issued in an amount sufficient to finance the costs of the Community College Facilities and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the Community College Facilities, the cost of issuance of such bonds for such Community College Facilities may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 6, 2018. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

COMMUNITY COLLEGE FACILITIES BONDS

AN ACT enabling the County to borrow money and issue bonds in an amount not exceeding \$81,187,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation or repair of Community College Facilities, as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to

LEGALS

<u>Council district for at least one year immediately preceding his or her pri-mary election.</u> During his term of office, he shall not hold any other office of profit in state, county, or municipal government. A Council member shall not, during the whole term for which he was elected, be eligible for appointment to any County office or position carrying compensation which has been created during his term of office.

SECTION 2. BE IT FURTHER ENACTED that a copy of this Act be transmitted to the County Executive for publication and that a copy also be transmitted to the Board of Supervisors of Elections for submission of the proposed amendment to the voters of this County at the 2018 General Election pursuant to Section 1105 of the Charter.

SECTION 3. BE IT FURTHER ENACTED that the question of adoption of this proposed Charter Amendment shall be submitted to the voters of the County at the General Election occurring on November 6, 2018, and shall be placed on the ballot in the following form:

PROPOSED CHARTER AMENDMENT

To provide a one-year residency requirement for Council Members and at-large Council Members, to provide that an at-large Council Member shall have been a qualified voter of Prince George's County for at least one year immediately preceding his or her primary election, and to provide that Council Members representing one of the nine Council dis-tricts shall have been a qualified voter of their respective Council district for at least one year immediately preceding his or her primary election.

Adopted this <u>24th</u> day of <u>July</u>, 2018, by an affirmative vote of two-thirds of the members of the full County Council.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND BY: Dannielle M. Glaros, Chair

ATTEST: Redis C. Floyd, Clerk of the Council

KEY:

Underscoring indicates language added to existing law. [Brackets] indicate language deleted from existing law. Asterisks *** indicate intervening existing Code provisions that remain unchanged.

QUESTION G

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2018 Legislative Session

Bill No	CB-36-2018		
Chapter No	10		
Proposed and Prese	ited by: <u>Council Member Glaros</u>		
Introduced by: Cou	ncil Members Glaros, Davis, Turner, Taveras,	_	
Franklin, Patterson and Lehman			
Date of Introduction			

CHARTER AMENDMENT

AN ACT concerning

Amendment of Sections 201, 604 and 901, Charter of Prince George's County

For the purpose of proposing an amendment to Sections 201, 604 and 901 of the Charter of Prince George's County to provide for an individual right to nondiscrimination, to provide for nondiscrimination in employment of a contractor doing business with the County, and to provide for nondiscrimination in the County personnel system all based on marital status, familial status, disability, age and sexual orientation.

BY proposing an amendment to:

Sections 201, 604 and 901,

Charter of Prince George's County, Maryland. SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that the following amendment to Sections 201, 604, and 901, Charter of Prince George's County, Maryland, is hereby proposed: Section 201. Equal Protection and Nondiscrimination.

No person shall be deprived of life, liberty, or property without due process of law, nor be denied the equal protection of the laws. No person shall be denied the enjoyment of his civil or political rights or be discriminated against in the exercise thereof because of religion, race, color, national origin, sex, age [(except as required by State or federal law)], sexual orientation, marital status, familial status, or [physical or mental handicap,] disability in such a way that such person is adversely affected in the areas of housing and residential real estate, employment, law enforcement, education, financial lending, public accommodations, or commercial real estate.

Section 604. Nondiscrimination in Employment.

No contractor who is the recipient of County funds shall discriminate in employment because of religion, race, color, sex, [or] national origin, age, sexual orientation, marital status, familial status or disability. The Council shall enact furthering legislation to implement the provisions of this section. Section 901. The Personnel System.

Such bonds may be issued in an amount sufficient to finance the costs of the County Buildings and the cost of issuance of the bonds. Prior to the application of the proceeds of such bonds to finance the costs of the County Buildings, the cost of issuance of such bonds for such County Buildings may be deducted from such proceeds.

SECTION 3. BE IT FURTHER ENACTED that this Act shall be submitted to the legal voters of the County, for their approval or disapproval, at the general election to be held in the County on Tuesday, November 6, 2018. The question to be certified to the Board of Supervisors of Elections of the County for inclusion on the ballot for said general election shall be in substantially the following form:

COUNTY BUILDINGS BONDS

AN ACT enabling the County to borrow money and issue bonds in an amount not exceeding \$97,564,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation or repair of County Buildings, as defined therein.

SECTION 4. BE IT FURTHER ENACTED that the powers granted by this Act are additional and cumulative and the bonds to be issued pursuant to this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or prerogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, as amended, replaced, or re-codified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, as amended, replaced, or re-codified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.

Adopted this 24th day of July, 2018.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND BY: Dannielle M. Glaros, Chair

ATTEST: Redis C. Floyd

Clerk of the Council

AN ACT concerning

	APPROVED:
DATE: <u>August 8, 2018</u>	BY: Rushern L. Baker, III, County Executive

OUESTION E COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2018 Legislative Session

Bill No	CB-34-2018
Chapter No.	24
Proposed and	Presented by: The Chair (by request -County
	Executive)
Introduced by	: Council Members Toles, Davis, Lehman, Glaros, Turner,
	Taveras, Franklin and Patterson
Date of Introd	uction July 2, 2018

this Act may be issued, notwithstanding that other bond acts or laws may provide for the issuance of other bonds or the borrowing of money for the same or similar purposes on the same or other terms and conditions. This Act shall be liberally construed to effectuate its purposes, namely, to authorize the borrowing of money and the incurring of indebtedness to finance the described capital projects of the same generic class set forth in this Act. Provisions of this Act shall be deemed met and satisfied if there is substantial compliance with such provisions, including (without limitation) provisions relating to the submission of any question to the legal voters of the County which are intended only to provide fair and adequate notice to such voters and not to prescribe provisions which must be literally satisfied. This Act is not intended to provide or imply that this act or any prior act not containing a similar provision precludes the County from exercising any power or pre-rogative provided by this Act or any other law whether exercised solely pursuant to such other law or in conjunction with the powers provided by this Act so that, without limiting the generality of this section, the County may exercise the power to issue (i) bond anticipation notes (in anticipation of the issuance of bonds pursuant to this Act or otherwise) and grant anticipation notes pursuant to MD. CODE ANN., LOCAL GOV'T. § 19-205 to 19-206, as amended, replaced, or re-codified from time to time, and (ii) bonds (or any related bond anticipation or other notes) authorized by MD. CODE ANN., LOCAL GOV'T. §§ 19-205 to 19-206, of the Annotated Code of Maryland, as amended, replaced, or re-codified from time to time, and in exercising such powers, the County may sell such notes or bonds at private (negotiated) sale as authorized by these or any other applicable laws.

SECTION 5. BE IT FURTHER ENACTED that this Act shall become effective immediately upon the date of the official certification of its approval by the voters at said general election.

Adopted this 24th day of July, 2018.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND BY: Dannielle M. Glaros, Chair

ATTEST: Redis C. Floyd Clerk of the Council

DATE: August 8, 2018

APPROVED: BY: Rushern L. Baker, III County Executive

QUESTION F COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2018 Legislative Session

Bill No CB-35-2018 (DR-2)			
Chapter No 9			
Proposed and Presented by: <u>Council Member Glaros</u>			
Introduced by: Council Members Glaros, Davis, Franklin,			
Taveras and Turner			
Co-Sponsors			
Date of Introduction July 2, 2018			

CHARTER AMENDMENT

AN ACT concerning

Amendment of Section 307, Charter of Prince George's County For the purpose of proposing an amendment to Section 307 of the Charter of Prince George's County to require that an at-large Council Member shall have been a qualified voter of Prince George's County for at least one year immediately preceding his or her primary election; and Council Members representing one of the nine Council districts shall have been a qualified voter of their respective Council district for at least one year immediately preceding his or her primary election.

BY proposing an amendment to:

Section 307.

Charter of Prince George's County, Maryland. SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that the following amendment to Section 307, Charter of Prince George's County, Maryland, is hereby proposed:

Section 307. Qualifications and Restrictions. [A Council member shall be a qualified voter of Prince George's County at

the time of his election.] An at-large Council Member shall have been a qualified voter of Prince George's County for at least one year immediately preceding his or her primary election. Council Members representing one of the nine Council districts shall have been a qualified voter of their respective

Except for those in exempt positions, the Council shall provide by law for a personnel system governing the appointment and removal of employees, and other personnel procedures for employees in the County government. The personnel system shall insure that personnel actions are based upon merit and fitness, and that no employee or applicant for employment shall be discriminated against in any personnel action by reason of race, color, religion, age, disability, creed, sex, marital status, familial status, sexual orientation, political affiliation, or country of national origin.

SECTION 2. BE IT FURTHER ENACTED that a copy of this Act be transmitted to the County Executive for publication and that a copy also be transmitted to the Board of Supervisors of Elections for submission of the proposed amendment to the voters of this County at the 2018 General Election pursuant to Section 1105 of the Charter.

SECTION 3. BE IT FURTHER ENACTED that the question of adoption of this proposed Charter Amendment shall be submitted to the voters of the County at the General Election occurring on November 6, 2018, and shall be placed on the ballot in the following form:

PROPOSED CHARTER AMENDMENT

To provide an individual right to nondiscrimination, to provide for nondiscrimination in employment of a contractor doing business with the County, and to provide for nondiscrimination in the County personnel system all based on marital status, familial status, disability, age and sexual orientation.

Adopted this 24th day of July, 2018, by an affirmative vote of two-thirds of the members of the full County Council.

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

ATTEST: Redis C. Floyd, Clerk of the Council

<u>Underscoring</u> indicates language added to existing law. [Brackets] indicate language deleted from existing law. Asterisks *** indicate intervening existing Code provisions that remain unchanged.

QUESTION H

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2018 Legislative Session

Bill No	CB-38-2018
Chapter No	11
Proposed and	Presented by: <u>Council Member Glaros</u>
	: Council Members Glaros, Lehman, Davis, Turner,
5	Taveras, Franklin, Toles and Patterson
Date of Introdu	uction July 2, 2018

CHARTER AMENDMENT

AN ACT concerning

Amendment of Section 308, Charter of Prince George's County For the purpose of proposing an amendment to Section 308 of the Charter of Prince George's County to provide that membership on the Council shall be considered a full-time position for the purpose of determining compensation. BY proposing an amendment to:

Section 308.

Charter of Prince George's County, Maryland.

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that the following amendment to Section 308, Charter of Prince George's County, Maryland, is hereby proposed: Section 308. Compensation.

The compensation of Council members may be changed by an affirmative vote of not less than two-thirds of the members of the Council. Not later than December 15 of the last year of each term, a compensation review board shall be appointed by the Council and the County Executive to study the rate of current compensation for Council members and the County Executive and make a recommendation regarding the amount of compensation. <u>Member-</u> ship on the Council shall be considered a full-time position for the purpose of determining compensation. The board shall issue its recommendation not later than the following February 15. The Council may, within ninety days of the receipt of the compensation review board's recommendation, amend

Continued on Page 14

Continued from Page 13

the recommendation by a vote of not less than two-thirds of the full Council, otherwise the recommendation shall stand approved. Any increase or decrease in compensation which becomes law during one term of office shall not become effective before the next term. SECTION 2. BE IT FURTHER ENACTED that a copy of this Act be trans-

mitted to the County Executive for publication and that a copy also be transmitted to the Board of Supervisors of Elections for submission of the proposed amendment to the voters of this County at the 2018 General Elec-tion pursuant to Section 1105 of the Charter. SECTION 3. BE IT FURTHER ENACTED that the question of adoption of this proposed Charter Amendment shall be submitted to the voters of the

County at the General Election occurring on November 6, 2018, and shall be placed on the ballot in the following form:

PROPOSED CHARTER AMENDMENT

To provide that membership on the Council shall be considered a fulltime position for the purpose of determining compensation.

Adopted this 24th day of July, 2018, by an affirmative vote of two-thirds of the members of the full County Council.

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

Redis C. Floyd, Clerk of the Council

KEY:

ATTEST:

Underscoring indicates language added to existing law. [Brackets] indicate language deleted from existing law. Asterisks *** indicate intervening existing Code provisions that remain unchanged.

OUESTION I COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2018 Legislative Session

Bill No	CB-39-2018
Chapter No.	12
Proposed and	Presented by: <u>Council Member Glaros</u>
Introduced by	Council Members Glaros, Lehman, Davis, Turner,
,	Taveras, Franklin and Patterson
Date of Introd	uction July 2, 2018

CHARTER AMENDMENT

AN ACT concerning Amendment of Section 313, Charter of Prince George's County For the purpose of proposing an amendment to Section 313 of the Charter of Prince George's County to provide for the appointment of the County Auditor, to provide that selected agencies that receive or disburse County funds will receive a complete financial audit for the preceding fiscal year; and provide that the County Auditor be empowered to conduct investigations related to fraud, waste and abuse by the County Executive, Council Members or other County officials and employees.

BY proposing an amendment to:

Section 313.

Charter of Prince George's County, Maryland. SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that the following amendment to Section 313, Charter of Prince George's County, Maryland, is hereby proposed: Section 313. Office of Audits and Investigations.

There shall be an Office of Audits and Investigations, under the supervision and direction of a County Auditor who shall be appointed by the Council. The County Auditor shall [serve at the pleasure of the Council and shall] receive such compensation as the Council may determine. The County Auditor shall serve a term of five years commencing on January 1, 2019, and each fifth year thereafter. The County Auditor appointment may be renewed for additional five-year terms. The Auditor shall remain until a successor is appointed and qualifies. The County Auditor may be removed for cause. The Auditor shall [, not later than six months after the close of each fiscal year,] prepare and submit to the Council and to the County Executive a complete financial audit for the preceding fiscal year of selected [all] agencies that receive or disburse County funds. Upon recommendation by the Auditor that a State audit in a given year is adequate, the Council may, by resolution, exempt from County audit an agency whose entire records, accounts, and affairs are completely audited each year by or with the approval of the State of Maryland or an independent audit by a qualified independent certified public accountant. Any such resolution of exemption from audit shall be limited to a period of not more than one year. In addition to the annual audit, either the Council or the County Executive may at any time order a special audit of the accounts of any agency receiving or disbursing County funds, and upon the death, resignation, removal or expiration of the term of any County administrative officer, the Auditor shall cause a special audit to be made of the accounts maintained by the officer, and by his agency. If, as a result of any audit, an officer shall be found to be indebted to the County, the County Executive shall proceed forthwith to collect the indebtedness. In the event that the County Executive shall be found to be indebted to the County, the Council shall proceed forthwith to collect the indebtedness. The County Auditor is empowered to conduct investigations related to fraud, waste and abuse by the County Executive, Council Members or other County officials and employees. The Auditor is also empowered to conduct necessary audits of any agency which is the recipient of funds appropriated or approved by the Council whenever he deems it appropriate. No employee or official of the County shall interfere with, threaten with disciplinary action, or otherwise attempt to restrain an employee of the County from providing information to the County Auditor, nor shall any adverse action be taken against such employee. Any adverse action taken within twelve (12) months after the employee has provided information to the County Auditor shall be presumed to be retaliatory, which presumption may be rebutted only by clear and convincing evidence to the contrary. Any audit, including performance audits, special audits, and State audits which form the basis for an exemption by the Council from a County audit, shall be published in suitable form and made available to the public at reasonable hours at the Office of Audits and Investigations. All records and files pertaining to the receipt and expenditure of County funds by all officers, agents, and employees of the County and all agencies thereof, shall at all times be open to the inspection of the County Auditor. The Auditor shall promptly call to the attention of the Council and the County Executive any irregularity or improper procedure which he may discover. The County Auditor shall have the power to administer oaths, to compel the attendance of witnesses, and to require the production of records and other materials in connection with any audit, investigation, inquiry, or hearing authorized by law or by this Charter. The Council shall have the power to implement the provisions of this section and to assign additional functions, duties, and personnel to the County Auditor. SECTION 2. BE IT FURTHER ENACTED that a copy of this Act be transmitted to the County Executive for publication and that a copy also be transmitted to the Board of Supervisors of Elections for submission of the proposed amendment to the voters of this County at the 2018 General Elec-tion pursuant to Section 1105 of the Charter. SECTION 3. BE IT FURTHER ENACTED that the question of adoption of this proposed Charter Amendment shall be submitted to the voters of the County at the General Election occurring on November 6, 2018, and shall be placed on the ballot in the following form:

LEGALS

and Patterson July 2, 2018 Date of Introduction

CHARTER AMENDMENT

AN ACT concerning

Amendment of Section 505, Charter of Prince George's County For the purpose of proposing an amendment to Section 505 of the Charter of Prince George's County to provide that an individual may be temporarily appointed to fill a vacancy, no more than one year, without an intervening permanent appointment.

BY proposing an amendment to: Section 505.

Charter of Prince George's County, Maryland. SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that the following amendment to Section 505, Charter of Prince George's County, Maryland, is hereby proposed: Section 505. Temporary Administrative Appointments. During the temporary absence of the Chief Administrative Officer or the

head of an agency of the executive branch, or if such position shall become vacant, the County Executive shall make a temporary appointment to fill such position. No person shall serve as Acting Chief Administrative Officer or acting head of any agency for a period longer than sixty calendar days. Such limit may be extended an additional four calendar months by resolution of the Council. An individual may be temporarily appointed to fill a vacancy, no more than one year, without an intervening permanent appointment. SECTION 2. BE IT FURTHER ENACTED that a copy of this Act be trans-

mitted to the County Executive for publication and that a copy also be transmitted to the Board of Supervisors of Elections for submission of the proposed amendment to the voters of this County at the 2018 General Election pursuant to Section 1105 of the Charter.

SECTION 3. BE IT FURTHER ENACTED that the question of adoption of this proposed Charter Amendment shall be submitted to the voters of the County at the General Election occurring on November 6, 2018, and shall be placed on the ballot in the following form:

PROPOSED CHARTER AMENDMENT

To provide that an individual may be temporarily appointed to fill a vacancy, no more than one year, without an intervening permanent appointment.

Adopted this <u>24th</u> day of <u>July</u>, 2018, by an affirmative vote of two-thirds of the members of the full County Council.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND BY: Dannielle M. Glaros, Chair

ATTEST: Redis C. Floyd, Clerk of the Council

KEY:

<u>Underscoring</u> indicates language added to existing law. [Brackets] indicate language deleted from existing law. Asterisks *** indicate intervening existing Code provisions that remain unchanged.

QUESTION K COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2018 Legislative Session

Bill No	CB-41-2018	
Chapter No.	14	
Proposed and	Presented by: Council Member Glaros	
	: Council Members Glaros, Davis, Turner, Taveras,	
5	Franklin, Lehman and Patterson	
		_

Date of Introduction ____ July 2, 2018

CHARTER AMENDMENT

AN ACT concerning

Amendment of Section 1106, Charter of Prince George's County For the purpose of proposing an amendment to Section 1106 of the Charter of Prince George's County to provide for the establishment of a Charter Review Commission, not later than one year prior to the beginning of each fourth year of a term, for the purpose of undertaking a comprehensive study of the Charter and to provide that the Charter Review Commission shall commence its work at the discretion of the Chair of the Commission. BY proposing an amendment to:

Section 1106.

Charter of Prince George's County, Maryland. SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that the following amendment to Section 1106, Charter of Prince George's County, Maryland, is hereby proposed: Section 1106. Charter Review.

[On or before July 1, 2005, and] Establishing not later than one year prior to the beginning of each fourth year of a term hereafter and the County Executive shall appoint, by resolution, a Charter Review Commission for the purpose of undertaking a comprehensive study of the Charter and recommending changes, where appropriate. The Charter Review Commission shall commence its work at the discretion of the Chair of the Commission. SECTION 2. BE IT FURTHER ENACTED that a copy of this Act be transmitted to the County Executive for publication and that a copy also be transmitted to the Board of Supervisors of Elections for submission of the proposed amendment to the voters of this County at the 2018 General Election pursuant to Section 1105 of the Charter. SECTION 3. BE IT FURTHER ENACTED that the question of adoption of this proposed Charter Amendment shall be submitted to the voters of the County at the General Election occurring on November 6, 2018, and shall be placed on the ballot in the following form:

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNIE MAE SITTON

Notice is given that Tracy Mc-Conner, whose address is 17305 Newton Court, Upper Marlboro, MD 20772, was on September 18, 2018 appointed Personal Representa-tive of the estate of Annie Mae Sitton who died on February 8, 2013 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 18th day of March, 2019.

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

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

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

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

TRACY MCCONNER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 111365

132009 (10-18,10-25,11-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF AURORA ANTONIO **CONSTANTINO**

Notice is given that Rebecca Ratana, whose address is 10502 Calumet Drive, Silver Spring, MD 20901, was on October 10, 2018 ap-pointed Personal Representative of the estate of Aurora Antonio Constantino who died on July 17, 2018 with a will.

Further information can be obing the esta the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SYLVIA ALETA WALKER

Notice is given that Shontelle Bolden, whose address is 11739 Stonegate Lane, Columbia, MD 21044, was on September 28, 2018 appointed Personal Representative of the actate of Sulvia Altate Walker of the estate of Sylvia Aleta Walker, who died on September 5, 2018 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 28th day of March, 2019.

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

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

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

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

SHONTELLE BOLDEN Personal Representative

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

Estate No. 111470

(10-18,10-25,11-1) <u>132010</u>

> Law Offices of Bryan A. Bishop 1400 South Charles Street Baltimore, Maryland 21230 410-385-5385

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RICKY NEWMAN

Notice is given that Bryan A. Bishop, whose address is 1400 South Charles Street, Baltimore, Maryland 21230, was on July 10, 2018 appointed personal represen-tative of the small estate of Ricky Newman, who died on March 22, 2018 without a will

Further information can be ob-

2018, without a will.

LEGALS

PROPOSED CHARTER AMENDMENT

To provide that the County Auditor be appointed and serve a five-year term, which may be renewed for additional five-year terms, subject to removal for cause, to remain until a successor is appointed and qualifies, to provide that selected agencies that receive or disburse County funds will receive a complete financial audit for the preceding fiscal year; and to provide that the County Auditor be empowered to conduct investigations related to fraud, waste and abuse by the County Executive, Council Members or other County officials and employee

Adopted this 24th day of July, 2018, by an affirmative vote of two-thirds of the members of the full County Council.

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

ATTEST: Redis C. Floyd, Clerk of the Council

KEY:

Underscoring indicates language added to existing law. [Brackets] indicate language deleted from existing law. Asterisks *** indicate intervening existing Code provisions that remain unchanged.

OUESTION I

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2018 Legislative Session

Bill No	CB-40-2018
Chapter No.	13
Proposed and	Presented by: <u>Council Member Glaros</u>
	v: Council Members Glaros, Taveras, Franklin

PROPOSED CHARTER AMENDMENT

To provide for the establishment of a Charter Review Commission, not later than one year prior to the beginning of each fourth year of a term, for the purpose of undertaking a comprehensive study of the Charter and to provide that the Charter Review Commission shall commence its work at the discretion of the Chair of the Commission.

Adopted this <u>24th</u> day of <u>July</u>, 2018, by an affirmative vote of two-thirds of the members of the full County Council.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND BY: Dannielle M. Glaros, Chair

ATTEST: Redis C. Floyd, Clerk of the Council

KEY:

131792

<u>Underscoring</u> indicates language added to existing law. [Brackets] indicate language deleted from existing law. Asterisks *** indicate intervening existing Code provisions that remain unchanged.

(10-4,10-11,10-18,10-25,11-1)

The Prince George's Post Call: 301-627-0900 | Fax: 301-627-6260

LEGALS

NOTICE

IN THE MATTER OF: John Stephens

NOTICE

FOR THE CHANGE OF NAME TO: John M Stephens

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

Case No. CAE 18-34390

A Petition has been filed to change the name of John Stephens to John M Stephens.

The latest day by which an objection to the petition may be filed is November 13, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 132076 (10-25) IN THE MATTER OF: Veronica DeCarlo Neely

FOR THE CHANGE OF NAME TO: Veronica DeCarlo Richardson-Neely

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

Case No. CAE 18-34505

A Petition has been filed to change the name of Veronica DeCarlo Neely to Veronica DeCarlo Richardson-Neelv

The latest day by which an objection to the petition may be filed is November 13, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 132077 (10-25)

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 10th day of April, 2019.

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.

REBECCA RATANA Personal Representative

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

Estate No. 110855 132025

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of 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 Nation of this Notice.

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

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

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

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

BRYAN A. BISHOP Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR (10-18,10-25,11-1)

PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772 Estate No. 110701 132069 (10-25)

NOTICE

IN THE MATTER OF: Aria Ava Bahich

FOR THE CHANGE OF NAME TO: Allaha Bahich

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

Case No. CAE 18-34770

A Petition has been filed to change the name of Aria Ava Bahich to Al-laha Bahich.

The latest day by which an objection to the petition may be filed is November 13, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 132079 (10-25)

Pamela Denise Gaskins

FOR THE CHANGE OF NAME TO:

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

the name of Pamela Denise Gaskins to Issa Naima Semira Gaskins.

tion to the petition may be filed is November 13, 2018.

Sydney J. Harrison	
Clerk of the Circuit Court f	for
Prince George's County, Mary	yland
132078 (1	.0-25)

NOTICE IN THE MATTER OF:

The latest day by which an objec-

Issa Naima Semira Gaskins

Case No. CAE 18-34763

A Petition has been filed to change

Sydney J. Harrison Clerk of the Circuit Cou	rt for
Prince George's County, M	
132078	(10-25)

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, de-fault 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

NOVEMBER 14, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited are adjusted as of the date of sale, and thereafter assumed by the purchaser. tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improveeither 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. 321928-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING 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

13106 11TH ST. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated September 6, 2007 and recorded in Liber 28717, Folio 564 among the Land Records of Prince George's County, MD, with an original principal balance of \$414,000.00, 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

OCTOBER 30, 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" con-dition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$42,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIMÉ IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. 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. 326477-1)

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

4619 PENZANCE PL. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated October 26, 2007 and recorded in Liber 28920, Folio 50 among the Land Records of Prince George's County, MD, with an original principal balance of \$309,500.00, 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

OCTOBER 30, 2018 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the 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. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. 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. 176138-1)

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

131892 (10-25,11-1,11-8)

(10-11,10-18,10-25) 131894 (10-11,10-18,10-25)

132033

HE PRINCEGEORGE'S POST

301-627-090 0 301-627-6260 Fax

LEGALS

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

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

9610 OLD ALLENTOWN ROAD FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Tyrone Bigsby, dated December 23, 2015, and recorded in Liber 37738 at folio 537 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

OCTOBER 30, 2018

AT 9:39 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 \$21,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>17-602770</u>)

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

131888

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

(10-11.10-18.10-25)

131884

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

LEGALS

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

1613 PACIFIC AVENUE CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Reginald M McCann, Estate of Hazel Moorer and Shenell L Moorer, dated December 27, 2006, and recorded in Liber 26995 at folio 581 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

OCTOBER 30, 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 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 \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-11165)

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

(10-11.10-18.10-25)132043

LEGALS

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

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

6211 TEABERRY WAY CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Elsie William-Jumbo, dated May 20, 2005, and recorded in Liber 22466 at folio 552 among the Land Records of PRINCE GEORGE'S COUNTY, Mary-land upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

NOVEMBER 13, 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 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 \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-43124)

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

(10-25.11-1.11-8)

NOTICE

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

VS.

Estate Of Keith M Davis Defendant

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

CIVIL NO. CAEF 18-08420

ORDERED, this 9th day of October, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12/032 Birchview Drive, Clin-ton, Maryland 20735 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of November. 2018 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 9th day of November, 2018, next. The report states the amount of sale to be \$250,000.00.

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

131986 (10-18,10-25,11-1)

NOTICE

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

vs.

Peter Franklyn

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

Defendant

CIVIL NO. CAEF 15-20383

ORDERED, this 10th day of October, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1300 Port Echo Lane, Bowie, Maryland 20716 mentioned in these proceedings, made and reported by aura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of November, 2018 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 13th day of November, 2018, next. The report states the amount of sale to be \$208,500.00.

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

(10-18,10-25,11-1) 131987

NOTICE

Laura H.G. O'Sullivan, et al., Substitute Trustees Plaintiffs Cheryl Chapman Henderson, Esq. 4920 Niagara Road, Suite 200 College Park, MD 20740 301-220-4463

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAZIE FIELDS DOWNS

Notice is given that Robert Earl Downs, II, whose address is 315 Johnsberg Ln, Bowie, MD 20721, was on October 9, 2018 appointed Personal Representative of the estate of Mazie Fields Downs who died on March 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.

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

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

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

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

ROBERT EARL DOWNS, II Personal Representative

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

Estate No. 110223 132026 (10-18,10-25,11-1)

ORDER

NAA NORLEY LOKKO, Plaintiff,

v. KWAKU BADU-SEKYERE, Defendant.

In the Circuit Court for Prince George's County, Maryland Case No. CAD 17-20788

THIS HONORABLE COURT, hav-ing GRANTED the Plaintiff's Motion for Alternative Service, it is this 28th day of February, 2018, hereby ORDERED, that the Plaintiff cause a copy of this Notice to be published in some newspaper published in this county/city, once in each of the three successive weeks on or before the 5th day of November, 2018 and the biological father of the child must file a response. The biological father of the child, is warned that failure to file a response within the time allowed may result in a default judgment or the granting of relief sought.

Michael P Hsur

LEGALS

v.

1700 Rockville Pike Suite 400 Rockville, MD 20852 301-998-6153

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **TUN SUN CHENG**

Notice is given that Pik Fong Che-ung, whose address is 17104 Lon-gleaf Drive, Bowie, MD 20716, was on October 15, 2018 appointed Personal Representative of the estate of Tun Sun Cheng, who died on June 8, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of April, 2019.

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

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

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

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

PIK FONG CHEUNG Personal Representative

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

Estate No. 110816

132022 (10-18,10-25,11-1)

LEGALS

NOTICE

IN THE MATTER OF: Oscar Ramiro Lobos Acevedo

FOR THE CHANGE OF NAME TO: Roxana Lobos Acevedo

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-34945

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

Fred Pierce, III 15614 Monksilver Bend Upper Marlboro, MD 20774

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-39875

Notice is hereby given this 4th day of October, 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 5th day of November, 2018, pro-vided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$331,997.50. The property sold herein is known as 15614 Monksilver Bend, Upper Marlboro, MD 20774.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 131953 (10-11,10-18,10-25)

NOTICE

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

Substitute Trustees

Plaintiffs

vs.

Sheila M Green

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

MARYLAND CIVIL NO. CAEF 16-11116

ORDERED, this 4th day of October, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5520 Frazier Terrace, Temple Hills, Maryland 20748 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 5th day of November, 2018 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 5th day of November, 2018, next. The report states the amount of sale to be \$190,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court

after a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

LEGALS

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

True Copy—Test: Sydney J. Harrison, Clerk <u>131869</u> (10-11,10-18,10-25)

Benjamin Jeremy Woolery, Esq. 5303 West Court Drive Upper Marlboro, MD 20773 P.O. Box 358

Upper Marlboro, Maryland 20773 301-627-5222

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANGELINA P SOUZA

Notice is given that Kenneth F Souza, whose address is 6110 Ar-broath Drive, Clinton, Maryland 20735, was on October 4, 2018 appointed Personal Representative of the estate of Angelina P Souza who died on August 4, 2018 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of April, 2019.

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 hereafter. Ćlaim forms mav be obtained from the Register of Wills.

KENNETH F SOUZA Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 111407

<u>132024</u> (10-18,10-25,11-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **PAUL H. COLEMAN**

Notice is given that Lori L. Cole-Notice is given that Lori L. Cole-man, whose address is 5 Winfrey Ct., Nottingham, MD 21236, was on October 11, 2018 appointed Personal Representative of the estate of Paul H. Coleman, who died on Septem-ber 19, 2018 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of April, 2019.

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

(1) Six months from the date of the

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

(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.

LORI L. COLEMAN

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

132023

Personal Representative

UPPER MARLBORO, MD 20773-1729

NOTICE

DENNIS WHITLEY, III and

SUBSTITUTE TRUSTEES c/o The Law Offices of

Shipley & Horne, P.A.

CHURCH, INC. 8902 W. Woodstock Dr

Registered Agent

301 W. Preston St

Baltimore, MD 21202

ROBERT J. ANTONETTI, JR.

1101 Mercantile Lane, Suite 240 Largo, MD 20740

SHABACH WORLD MINISTRY

Upper Marlboro, MD 20772

SERVE: Rev. Carla Arrington,

Serve: State Dept. of Assessments Charter Division

Estate No. 111528

(10-18,10-25,11-1)

Plaintiffs

Defendant

decedent's death; or

vs.

Mamadou Cisse and Maimona Keita AKA keita Maimona

Defendants

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

CIVIL NO. CAEF 15-31600

ORDERED, this 11th day of October, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop erty at 11738 Tuscany Drive, Laurel, Maryland 20708 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substi-tute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of November, 2018 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 13th day of November, 2018, next. The report states the amount of

sale to be \$275,000.00.

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

(10-18,10-25,11-1) 132014

NOTICE

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

vs.

Estate of Wilbert Thompson and Estate of Annie B. Thompson Defendants

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

CIVIL NO. CAEF 18-14801

ORDERED, this 4th day of October, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop erty at 658 Audrey Lane, Oxon Hill, Marvland 20745 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of November, 2018 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 5th day of November, 2018, next. The report states the amount of sale to be \$132,900.00.

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

131951 (10-11.10-18.10-25)

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

True Copy—Test: Sydney J. Harrison, Clerk 132005 (10-18,10-25,11-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GREGORY ANTHONY BURNS

Notice is given that Maria Burns, whose address is 1111 Nova Av-enue, Capitol Heights, MD 20743, was on October 5, 2018 appointed Personal Representative of the es-tate of Gregory Anthony Burns, who died on July 31, 2018 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of April, 2019.

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.

MARIA BURNS Personal Representative

R

P P

1

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Jpper Marlboro, MD 20773-1729		REGISTER OF PRINCE GEOF P.O. BOX 172	Cereta A. Lee Register Of Wills For Prince George's Count P.O. Box 1729 Upper Marlboro, MD 2	
	Estate No. 111261		Estate	
.32011	(10-18,10-25,11-1)	132012	(10-18,	

A Petition has been filed to change the name of Oscar Ramiro Lobos Acevedo to Roxana Lobos Acevedo. The latest day by which an objection to the petition may be filed is November 13, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 132080 (10-25)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FAY ANN SPENCE

Notice is given that Lachelle S Wimbish, whose address is 5122 Clacton Avenue, Suitland, MD 20746, was on September 20, 2018 appointed Personal Representative of the estate of Fay Ann Spence, who died on September 10, 2018 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of March, 2019.

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.

LACHELLE S WIMBISH Personal Representative

ΓY 20773-1729 e No. 111392 8,10-25,11-1)

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

131952

(10-11,10-18,10-25)

ORDER OF PUBLICATION

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

vs. GEORGE L BALLARD

Plaintiff

MARIAN J BALLARD Prince George's County, Maryland AND

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

Prince George's County, described as follows: Tax Account No 0532051, SPAULDING DISTRICT; 8,009 SQ FT & IMPS BERKSHIRE LOT 17 BLK 11; ADDRESS 2912 TROY PL DISTRICT HEIGHTS 20747.

Defendants

VS.

Civil Action No. CAE 18-32411

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

Prince George's County, described as follows: Tax Account No 0532051, SPAULDING DISTRICT; 8,009 SQ FT & IMPS BERKSHIRE LOT 17 BLK 11; ADDRESS 2912 TROY PL DISTRICT HEIGHTS 20747.

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

It is thereupon this 1st day of October, 2018, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 26th day of October, 2018, warning all persons interested in the prop-erty to appear in this Court by the 4th day of December, 2018, and redeem the property herein described and answer the complaint or there-

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: **ROBERT ABRAHAM JACOBS**

Estate No.: 111376

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-You are hereby notified that a pe-tition has been filed by Stephen I. Ja-cobs for judicial probate of the will dated June 8, 2012 and for the ap-pointment of a personal representa-tive. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **November 20, 2018 at 9:30 AM**. This bearing may be transferred or

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

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

132020 (10-18,10-25)

NOTICE

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

> Substitute Trustees, Plaintiffs

LORRAINE P. FIELDS 12617 Kornett Lane Bowie, MD 20715 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-00110

Notice is hereby given this 4th day of October, 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 12617 Kornett Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CON-URMED unloss cause the con-FIRMED, unless cause to the con-trary thereof be shown on or before the 5th day of November, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of November, 2018.

The report states the purchase price at the Foreclosure sale to be \$294,500.00.

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

True Copy—Test: Sydney J. Harrison, Clerk 131948 (10-11,10-18,10-25)

In the Circuit Court for Prince George's County, Maryland Case No. CAFE 18-03366

Notice is hereby issued by the Circuit Court for Prince George's County this 4th day of October, 2018, that the sale of the property mentioned in these proceedings, made and reported by the Bradley S. Farrar, Substitute Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of November, 2018, provided, a copy of this Notice be inserted in the Prince George's Post published in said county, once in each of three successive weeks before the 5th day of November, 2018.

The Report of Sale states the amount of sale to be the sum of Five Hundred and Forty-Four Thousand Two Hundred and Seventy Dollars, (\$544,270.00).

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

(10-11,10-18,10-25) 131954

NOTICE

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

> Substitute Trustees, Plaintiffs

CAROLYN C. HILL MICHAEL E. HILL 3505 Wayneswood Road Fort Washington, MD 20744

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-06718

Notice is hereby given this 19th day of October, 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 3505 Wayneswood Road, Fort Washing-ton, 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 19th day of November 2018, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of November 2018.

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

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 132067 (10-25,11-1,11-8)

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

The

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

10308 COLEVAS TURN CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust dated July 10, 2015 and recorded in Liber 37373, Folio 618 among the Land Records of Prince George's County, MD, with an original principal balance of \$304,385.00, 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

NOVEMBER 14, 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 \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and ssumes 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 not any recapture of the property and subject to order of court, purchaser sale shall be null and void, and the Purchaser's sole remedy, in law

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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

(10-25,11-1,11-8)

132032

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

16402 W. VILLAGE DR. A/R/T/A 16402 VILLAGE DR. WEST UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated April 28, 2011 and recorded in Liber 32654, Folio 633 among the Land Records of Prince George's County, MD, with an original principal balance of \$143,420.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 14, 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 \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpid purchase morey at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for assessment is for loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan prior to the sale is subject to post-sale audit of the status of the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in la

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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

(10-25,11-1,11-8)

Prince George's Dost Newspaper Call 301-627-0900

Fax 301-627-6260

Have a Very Safe

Weekend

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

132031

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

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

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7936 ECHOLS AVE. LANHAM A/R/T/A GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust dated December 26, 2008 and recorded in Liber 30365, Folio 486 among the Land Records of Prince George's County, MD, with an original principal balance of \$118,998.00, 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

NOVEMBER 14, 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 \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for any to save charges and the property, and assume sisk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan prior to the sale is ubject 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 reapyment agreement, reinstated or paid off the loan p

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12111 WINDBROOK DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated February 4, 2013 and recorded in Liber 34657, Folio 228 among the Land Records of Prince George's County, MD, with an original principal balance of \$290,600.00, 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

NOVEMBER 14, 2018 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 essment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from 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. 325481-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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

(10-25,11-1,11-8) 132037

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4528 NATAHALA DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated March 28, 2008 and recorded in Liber 29601, Folio 211 among the Land Records of Prince George's County, MD, with an original principal balance of \$328,700.00, 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

NOVEMBER 14, 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 \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses 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. 326810-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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

(10-25,11-1,11-8) 132036

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

3401 N. VILLAGE DR. A/R/T/A 3401 VILLAGE DR. NORTH UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated April 25, 2007 and recorded in Liber 27898, Folio 216 among the Land Records of Prince George's County, MD, with an original principal balance of \$314,881.00, 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

NOVEMBER 7, 2018 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE EDERCHASER Adjustment of current vacation for the sale by the comparise taxes. FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale in any such event, this sale shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-grade resulting from coil or cosh of such curplus results from improveceeds resulting from said resale even if such surplus results from improve-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. 154877-3)

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6075 64TH AVE., UNIT #5 RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated January 31, 2006 and recorded in Liber 24461, Folio 6 among the Land Records of Prince George's County, MD, with an original principal balance of \$210,000.00, 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

NOVEMBER 7, 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 de-scribed as Unit 5, Phase 3, Building 1 as shown on Plat entitled "River Park Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the 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 assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceede sculting from soid recels over it such curplus recults from improveceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. 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 Durchaser's call a compart, at law are again in a ration of the denies without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 311923-2)

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

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4007 WINCHESTER LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated August 25, 2005 and recorded in Liber 23558, Folio 534 among the Land Records of Prince George's County, MD, with an original principal balance of \$198,000.00, 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

NOVEMBER 7, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment accement, rejustated 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 interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments the property by said defaulted purchaser. 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. 197558-1)

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

(10-18,10-25,11-1)

131960

(10-18,10-25,11-1)

<u>131961</u>

LEGALS

LEGALS

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

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

2217 HERRING CREEK DRIVE ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Teresa Prior, dated June 24, 2005, and recorded in Liber 22814 at folio 620 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

NOVEMBER 13, 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 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 \$37,000.00 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 # 18-601600)

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

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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

15506 CHADDSFORD LAKE DRIVE **BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from Carla D Hairston, dated August 10, 2009, and recorded in Liber 30903 at folio 093 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

NOVEMBER 13, 2018

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 at the function 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 Subcitiute Tructors, if the areorety is purchased by an ontific other than the subcitiute Tructors. the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-36969)

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

132047

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 \$436.70 in each and every year.

14236 RUTHERFORD ROAD UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Kevin L. Smith, dated June 15, 2017, and recorded in Liber 39735 at folio 117 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

NOVEMBER 13, 2018

AT 9:32 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Irust. The property is improved by a 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 \$52,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all escrow, if required. Cost of all documentary stamps, transfer takes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>18-600580</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

132044

(10-25.11-1.11-8)132045 (10-25,11-1,11-8)

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

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

5522 EAST BONIWOOD TURN CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Linda Mason, dated April 4, 2006, and recorded in Liber 25160 at folio 506 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

NOVEMBER 6, 2018

AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.00% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent 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 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>18-600419</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

131977

LEGALS

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

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

2101 COLUMBIA AVENUE LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Merwyn K. Green, dated November 6, 2001, and recorded in Liber 15216 at folio 474 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

NOVEMBER 6, 2018

AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$7,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the pur-chase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.75% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure including sanitary and/or metropolitan 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 outline met charges chall be home by the purchaser. 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>15-613128</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

(10-18,10-25,11-1)

131979

(10-18,10-25,11-1) 131978

in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(10-18, 10-25, 11-1)

LEGALS

LEGALS

LEGALS

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

COHN, GOLDBERG & DEUTSCH, L.L.C.

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

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

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

5406 LUBBOCK ROAD DISTRICT HEIGHTS, MD 20747

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

14200 FARNSWORTH LANE UNIT 204 UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Wesley S. Jefferson, dated October 20, 2009, and recorded in Liber 31161 at folio 018 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

NOVEMBER 6, 2018

AT 9:33 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of 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 \$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 5.3% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>17-603246</u>)

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

6011 EMERSON STREET #416 **BLADENSBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust from Blair M. Williams, dated January 5, 2007 and recorded in Liber 29057, Folio 522 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$108,000.00, and an original interest rate of 7.000%, 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 NOVEMBER 13, 2018 AT 11:00 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a con-dominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$10,900.00 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 pro-ceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

06 BARROWFIELD ROAL FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Ge-offrey King and Brook Adams, dated November 28, 2006 and recorded in Liber 26587, Folio 234 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$248,000.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of 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 NOVEMBER 13, 2018 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,700.00 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 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 di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

(10-25, 11-1, 11-8)132042

Under a power of sale contained in a certain Deed of Trust from Dianne Merchant, and Roosevelt Pringle, Jr., dated October 3, 2007 and recorded in Liber 28779, Folio 502 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on March 4, 2016 in the Land Records of Prince George's County at Liber No. 37923, Folio 284, with an original principal balance of \$283,000.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEM**-BER 13, 2018 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$38,800,00 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 reself the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

> > (10-25,11-1,11-8)

132039

(10-25, 11-1, 11-8)132040

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

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

7807 MALCOLM ROAD CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Jeong Ho Tahk and Olive Hyejung Yoon, dated March 24, 2014 and recorded in Liber 35838, Folio 32 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$455,000.00, and an original interest rate of 6.750%, 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 in-clement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 30, 2018 AT 11:00 AM**. 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 condiif any and with no warranty of any kind. A deposit of \$39,200.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on 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 pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

LEGALS

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

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

6912 40TH AVENUE UNIVERSITY PARK, MD 20782

Under a power of sale contained in a certain Deed of Trust from Melvin K. Elam, dated March 9, 2005 and recorded in Liber 22122, Folio 445 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$358,400.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substi-tute Trustees will sell at public auction at 14735 Main St., Upper Marl-boro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 30, 2018 AT 11:00 AM**.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$35,000.00 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 di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and concentration domains and deficiency in the underlying dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

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

7104 CIPRIANO SPRINGS DR. LANHAM A/R/T/A GREENBELT, MD 20706

Under a power of sale contained in a certain Deed of Trust dated April 20, 2007 and recorded in Liber 27870, Folio 586 among the Land Records of Prince George's County, MD, with an original principal balance of \$198,750.00, 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 located on Main St.), on

OCTOBER 30, 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 de-scribed as Unit numbered 7104, in Building No. 5, in a Horizontal Property Regime entitled "Cipriano Springs Condominium, Phase III" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment accement, rejustated 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 interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted nurchaser. 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. 189622-1)

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

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

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

<u>131893</u>

(10-11,10-18,10-25)

(10-11,10-18,10-25)

The Prince George's Post

131878

131877

IT PAYS TO ADVERTISE! Call Brenda Boice at 301-627-0900

LEGALS

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

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

8405 ROSE MARIE DRIVE FT. WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Estate of Charles Coker and Estate of Betty J. Coker, dated January 18, 2001, and recorded in Liber 14338 at folio 238 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

OCTOBER 30, 2018

AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$6,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the pur-chase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>18-600631</u>)

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

131881

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

LEGALS

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

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

2012 CHADWICK TERRACE TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Estate Of Margaret A Mccoy, dated July 25, 2008, and recorded in Liber 29937 at folio 082 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

OCTOBER 30, 2018

AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>2011-16019</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

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 \$1,226.39 in each and every year.

13310 WASHINGTON TER FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Tabitha L. Levingston, dated October 7, 2011, and recorded in Liber 33169 at folio 246 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

OCTOBER 30, 2018

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan 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, 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 shall be an accurate the Substitute Trustees. purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>18-601607</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

(10-11, 10-18, 10-25)

(10-11.10-18.10-25)

131882

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

2803 KEATING STREET TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Estate of Gene R Terry, dated June 6, 2013, and recorded in Liber 34946 at folio 050 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

NOVEMBER 6, 2018 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges 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 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 have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the

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

131976

(10-18,10-25,11-1)

131980

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

Towson, Maryland 21204 SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 10107 PRINCE PLACE # 204 UPPER MARLBORO, MD 20774

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

1700 SPANISH OAK LANE BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Lenus J Ledet and Jennifer L Hensel, dated March 29, 2007, and recorded in Liber 27848 at folio 735 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

NOVEMBER 6, 2018

AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 6.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be 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 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 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 have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the solution of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-604718)

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

(10-18,10-25,11-1) 131883

dwelling.

(10-11,10-18,10-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 10101 KATHLEEN DRIVE FORT WASHINGTON, MD 20744

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11105 ATWELL AVENUE

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

13501 GRESHAM COURT BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Robert D. Burnett and Ava P. Burnett, dated December 23, 2015, and recorded in Liber 37986 at folio 391 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

OCTOBER 30, 2018

AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be 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 assume the risk of loss for the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the purchaser shall be responsible for obtaining physical possession of the property.

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

BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Erik J. Jetmir, dated June 12, 2017 and recorded in Liber 39724, Folio 308

among the Land Records of Prince George's County, Maryland, with an

original principal balance of \$413,200.00, and an original interest rate of

3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com-

plex--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 OCTOBER 30, 2018 AT 11:00 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements

Terms of Sale: The property will be sold "as is" and subject to condi-

tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$42,000.00 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

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

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 inci-

dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy

at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of

the loan with the loan servicer including, but not limited to, determina-

tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or

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

Richard J. Rogers, Michael McKeefery and Christianna Kersey

equity, shall be the return of his deposit without interest.

or damage to the property from the date of sale forward.

date funds are received in the office of the Substitute Trustees

thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a

Under a power of sale contained in a certain Deed of Trust from Jeffrey C. Parker aka Jeffrey Claude Parker, and Susan S. Parker, dated February 18, 2006 and recorded in Liber 25196, Folio 104 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$48,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on NOVEMBER 5, 2018 AT 11:00 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$5,700.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

131972

Under a power of sale contained in a certain Deed of Trust from Pearl M. Garcia-Warren and Michael Linton-Warren, dated April 12, 2004 and recorded in Liber 19405, Folio 568 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$188,800.00, and an original interest rate of 4.870%, 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 NOVEMBER 5, 2018 AT 11:00 AM.

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

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

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

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

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

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

(10-18,10-25,11-1) 131879

Substitute Trustees Mid-Atlantic Auctioneers, LLC

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

(10-11,10-18,10-25)

(10-18,10-25,11-1) 131973

(10-18,2

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Plaintiff

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

1109 Broadview Road, Fort Washington, MD 20744

By virtue of the power and authority contained in a Deed of Trust from CHARLES E. COLEMAN, JR., dated May 30, 2008 and recorded in Liber 29834 at Folio 239 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street Entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, OCTOBER 31, 2018 AT 3:05 P.M.

all that property described in said Deed of Trust as follows:

Lot 40 in the subdivision known as "Friendly Hills" as per plat thereof recorded in Plat Book BB 9 at 1 among the Land Records of Prince George's County, Maryland. Being in the 5th Election of said county.

Being the same property or a portion of the same property conveyed to Charles E. Coleman, Jr. by Instrument dated February 25, 2005 from Kerry A. Pool and Tracey R. Pool filed on April 01, 2005 in Book 21780 at Page 244 in the Prince Georges County records.

Commonly known as: 1109 Broadview Road, Fort Washington, MD 20744

Parcel Number: 05-0322735

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

THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS

TERMS OF SALE: A deposit of \$25,000.00 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 4.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale

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

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

In the Event this property is sold and for any reason the sale is not ratthe Substitute Trustees shall be limited to a refund ified the liability of

LEGALS

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

<u>131875</u>

ENACTED BILLS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

CB-6-2018 (DR-2) - AN ACT CONCERNING SCHOOL FACILITIES SURCHARGE for the purpose of amending, without substantive change, the policy and strategies of certain County Regional Transit Districts and Local Centers to provide financial assistance and other tools to promote the development of higher-density housing in transit-oriented and mixed-use communities, consistent with current County Policies and Strategies approved in the 2014 General Plan for the County, Plan Prince George's 2035, to meet qualifying statutory criteria for an exemption from payment of the School Facilities Surcharge enacted by the Maryland General Assembly for certain multifamily dwelling units, or multifamily dwelling units or apartments created through the conversion of vacant office buildings. ENACTED: 9/18/2018; VETOED: 10/1/2018; VETO OVERRIDE: 10/2/2018; EFFECTIVE: 11/19/2018

CB-19-2018 (DR-2) - AN ACT CONCERNING SIDEWALKS for the purpose of providing for defined terms; providing for sidewalks and general construction standards; providing for sidewalk construction standards; providing for keeping sidewalks open during construction; and generally regarding sidewalks. ENACTED: 9/11/2018; SIGNED: 9/24/2018; EFFECTIVE: 11/9/2018

CB-21-2018 - AN ACT CONCERNING SUPPLEMENTARY APPRO-PRIATIONS, INTRADEPARTMENTAL TRANSFER OF APPROPRI-AND INTERDEPARTMENTAL TRANSFER OF ATIONS APPROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2018 Budget, and transferring surplus appropriation between various agencies, and providing an appropriation adjustment to the Internal Service Fund. ENACTED: 7/17/2018; SIGNED: 8/7/2018; EFFECTIVE: 9/24/2018

CB-24-2018 - AN ACT CONCERNING SUPPLEMENTARY APPRO-PRIATIONS IN THE APPROVED FISCAL YEAR 2018 CAPITAL **BUDGET** for the purpose of providing supplementary appropriations to the Contingency Appropriation Fund, Clean Water Partnership NPDES/MS4 Project, Fairmont Heights High School Replacement, Major Repairs, Secondary School Reform, Kitchen and Food Services, Tulip Grove ES Replacement, C. Elizabeth Reig ES Renovation, Bowie HS Annex Limited Renovation, Stephen Decatur MS SEI Renovation, Parking Lot/Driveways, Security Upgrades and ADA Upgrade projects; decreasing appropriations to the Contingency Appropriation Fund proj ect, Systemic Replacement 2, Suitland High School Complex, Land Acquisition, Planning Approval, Code Corrections and Central Garage/Transportation Department Improvement Projects; and amending the Approved Fiscal Year 2018 - 2023 Capital Improvement Program with regard to expenditures and financing beyond the budget year. EN-ACTED: 7/17/2018; SIGNED: 8/7/2018; EFFECTIVE: 9/24/2018

LEGALS

ORDER OF PUBLICATION

TAX LIEN BROTHERS, LLC 5202 Jarrett Court Centreville, Virginia 20120

vs.

CRYSTAL LEMON Personal Representative of the Estate of William Linwood Lemon 6926 Hanover Parkway #400 Greenbelt, Maryland 20770

Board of County Commissioners for Prince George's County 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772

and

ALL PERSONS HAVING, OR CLAIMING TO HAVE ANY IN-TEREST IN THE FOLLOWING PROPERTY: Chapel Hill 1.5700 Acres Assmt \$66,800 Map 132 Grid B3 par 066 Lib 22055 Fl 174 and assessed to Lemon William L. 05 0307009 Livingston Rd Fort Washington, Md 20744

and

(10-11,10,18,10-25

The unknown owner or owners of any of the above properties, his heirs, devisees and personal representatives and their, or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants

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

CAE 16-35725

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following de-scribed property:

1. Chapel Hill, 1.5700 Acres, Assmt \$66,800 Map 132 Grid B3 par 066, Lib 22055 Fl 174 and assessed to Lemon William L., 05 0307009, Livingston Rd, Fort Washington, Md 20744

2. The property was sold by Gail D. Francis, Director of Finance, tax sale dated May 11, 2015 to the plaintiff herein.

3. The complaint states among other things that the amounts necessary for redemption have not been paid. IT IS THEREFORE, this 15th day of October, 2018, by the Circuit Court for Prince George's County, Maryland

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a gen-eral circulation in Prince George's County Maryland, once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of December, 2018, and redeem the property described above and answer the complaint or thereafter a final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

All that property in Prince George's County described as: 1.0000 ACRES, ASSMT \$18,700 MAP 046 GRID D2 PAR 082 LIB 30189 FL 467, located at 0 Westview Forest Drive, Bowie, Maryland 20715, Tax Acount No. 07-0739862, Deed Ref. 30189/467 and assessed to Edwin M. Thompson Living Trust.

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

It is thereupon this 15th day of Oc-tober, 2018, by the Circuit Court for Prince George's County: ORDERED, That notice be given by

the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 9th day of November, 2018, warning all persons interested in the property to appear in this Court by the 18th day of December, 2018, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk 132051 (10-25,11-1,11-8)

ORDER OF PUBLICATION

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

Plaintiff

GENE J. SEMENTILLI

and

v.

THE STATE OF MARYLAND

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 prem-ises situate in the County of Prince George's

Property Address: 3615 Cooper Ln., Hyattsville, MD 20784 Account Number: 02 0121368 Description: 7,807.0000 Sq. Ft. & Imps. Radiant Valley Lot 9 Blk M Assmt: \$162,934

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

(10-11,10,18,10-25

131876

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 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, OCTOBER 31, 2018 AT 3:00 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 *VILLAGE, SECTION **NINETEEN", 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 purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute

CB-25-2018 (DR-2) - AN ORDINANCE CONCERNING C-O ZONE for the purpose of amending the commercial table of uses in the Zoning Ordinance to permit food and beverage store uses in combination with

gas station uses in the C-O (Commercial Office) Zones of Prince George's County, under certain specified circumstances. ENACTED: 9/18/2018; EFFÉCTIVE: 9/18/2018

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

ATTEST: Redis C. Floyd

Clerk of the Council

NOTICE

Richard J. Rogers 600 Baltimore Avenue, Suite 208

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

Case No. CAEF 17-12544

Notice is hereby given this 15th day of October, 2018, by the Circuit Court for Prince George's County,

that the sale of the property men-

tioned in these proceedings, made and reported, will be ratified and

confirmed, unless cause to the con-

trary thereof be shown on or before the 15th day of November, 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 succes-

sive weeks before the 15th day of November, 2018.

SYDNEY J. HARRISON

Clerk of the Circuit Court

Prince George's County, MD

(10-25,11-1,11-8)

Street, Hyattsville, MD 20784.

True Copy—Test:

132061

Sydney J. Harrison, Clerk

The Report of Sale states the amount of the foreclosure sale price to be \$235,929.12. The property sold herein is known as 7414 Parkwood

Substitute Trustees,

Plaintiffs

Defendant

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon

Towson, MD 21204

Sotonm S. Darego

7414 Parkwood Street

Hyattsville, MD 20784

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

132027

NOTICE

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

Raymond Cook 8808 Oak Lane

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-20830

Notice is hereby given this 15th day of October, 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 15th day of November, 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 15th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$211,900.00. The property sold herein is known as 8808 Oak Lane, Fort Washington, MD 20744.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy-Test: Sydney J. Harrison, Clerk 132062 (10-25,11-1,11-8)

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

True Copy—Test: Sydney J. Harrison, Clerk 132052 (10-25,11-1,11-8)

ORDER OF PUBLICATION

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

Plaintiff

vs.

KAREN SEEN, PERSONAL REP-RESENTATIVE OF THE ESTATE OF EDWIN M. THOMPSON, TRUSTEE 913 MT. AIRY ROAD DAVIDSONVILLE, MARYLAND 21035

AND

(10-25)

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

0 WESTVIEW FOREST DRIVE BOWIE, MARYLAND 20715

AND

PRINCE GEORGE'S COUNTY, MARYLAND SERVE: M. ANDREE GREEN, ESQ., COUNTY ATTORNEY 1301 MCCORMICK DRIVE LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY: 0 WESTVIEW FOREST DRIVE BOWIE, MARYLAND 20715

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

Defendants

In the Circuit Court for Prince George's County, Maryland ČASE NO.: CAE 18-35947

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following propLiber/Folio: 24540/95 Assessed To: Sementilli, Gene J.

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 18-37064

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: this proceeding:

Property Address: 3615 Cooper Ln., Hyattsville, MD 20784 Account Number: 02 0121368 Description: 7,807.0000 Sq. Ft. & Imps. Radiant Valley Lot 9 Blk M Assmt: \$162,934 Liber/Folio: 24540/95 Assessed To: Sementilli, Gene J.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 22nd day of Oc-tober, 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 16th day of November, 2018 2018, warning all persons interested in the said properties to be and appear in this Court by the 25th day of December, 2018, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Sydney J. Harrison, Clerk <u>132118</u> (10-25,11-1,11-8)



Towson, MD 21204 v.

Fort Washington, MD 20744

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

3512 52ND AVE. HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated November 29, 2006 and recorded in Liber 26874, Folio 223 among the Land Records of Prince George's County, MD, with an original principal balance of \$362,900.00, 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

OCTOBER 30, 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 \$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 additional funds are tendered before settlement. TIMÉ IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. 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. 175921-1)

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

(10-11.10-18.10-25)

131896

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

1005 CHILLUM RD., UNIT #119 HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated April 10, 2007 and recorded in Liber 27647, Folio 736 among the Land Records of Prince George's County, MD, with an original principal balance of \$134,010.00, 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

OCTOBER 30, 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 \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. 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 interact. (Metter Was 15700.2) interest. (Matter No. 152600-3)

> 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

(10-11.10-18.10-25) 131897

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

6613 EDGEMERE DR. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated October 6, 2010 and recorded in Liber 32081, Folio 312 among the Land Records of Prince George's County, MD, with an original principal balance of \$73,000.0, 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

OCTOBER 30, 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 \$6,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 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 adult of the status of the loan with the loan servicer

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

(10-11.10-18.10-25)

<u>131895</u>

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

13115 14TH ST. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated October 27, 2006 and recorded in Liber 26731, Folio 634 among the Land Records of Prince George's County, MD, with an original principal balance of \$405,000.00, 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

OCTOBER 30, 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 \$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. 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

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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

2310 ROSECROFT BLVD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated April 6, 2010 and recorded in Liber 31643, Folio 385 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,146.00, 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

OCTOBER 30, 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 200129-1)

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

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

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

(10-11,10-18,10-25) 131900

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

505 SWAN CREEK RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated May 24, 2004 and recorded in Liber 19590, Folio 459 among the Land Records of Prince George's County, MD, with an original principal balance of \$240,000.00, 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

OCTOBER 30, 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 \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purhaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 193252-2)

> 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

(10-11,10-18,10-25)

(10-11,10-18,10-25) 131899

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

TO BE SOLD AT THE RISK & EXPENSE OF THE DEFAULTING PURCHASER

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, located on Main St.), on

NOVEMBER 14, 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 \$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 ESENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and ssume 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 it or any reapyment agreement, reinstated or paid of the loan prior to the sale is ubject to post-sale audit of the status of the loan with the l

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING 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

9509 CALTOR LA. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated March 9, 2007 and recorded in Liber 27632, Folio 258 among the Land Records of Prince George's County, MD, with an original principal balance of \$316,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 7, 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 \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity, as a condition to recordation are payable by purto all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment are painted to a paid of the loan with 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. 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 denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 204134-8)

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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

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

4712 FLORAL PARK RD. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated September 7, 2012 and recorded in Liber 33957, Folio 586 among the Land Records of Prince George's County, MD, with an original principal balance of \$379,200.00, 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

NOVEMBER 7, 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. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, swhether 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 prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in

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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

(10-18, 10-25, 11-1)

(10-18,10-25,11-1) 131969

NOTICE OF REPORT OF SALE

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132035

The

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(10-25,11-1,11-8)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FREDERICK CHARLES BENEZETTE III AKA: FREDERICK CHARLS BENEZETTE III

Notice is given that Sarah M Benezette, whose address is 1002 S Warfield Drive, Mount Airy, MD 21771 was on October 15, 2018 appointed personal representative of the estate of Frederick Charles Benezette III, AKA: Frederick Charls Benezette III, who died on July 27, 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 on or before the 15th day of April, 2019.

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

(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.

> SARAH M BENEZETTE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20772

Estate No. 111133 132070 (10-25,11-1,11-8) Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Defendant(s)

HOMER SIZEMORE JR MARY BETH SIZEMORE

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-23847

NOTICE is hereby given this 3rd day of October, 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 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 9,254.69. The property sold herein is **One 154,000/2,855,944,500 frac**tional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium 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 131932 (10-11,10-18,10-25) 131958

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

904 HALL STATION DR., UNIT #100 BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated July 27, 2012 and recorded in Liber 33907, Folio 319 among the Land Records of Prince George's County, MD, with an original principal balance of \$242,187.00, 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

NOVEMBER 7, 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 904-100 in Phase 4, Building 304, pursuant to a Condominium Regime established by and as shown on a condominium plat entitled "Hall Station 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 \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. 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 key forso or damage to the property form the date of sale. The sale is subject to post-sale audit of the status of the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. I

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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

6201 DISTRICT HEIGHTS PKWY. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated May 21, 2007 and recorded in Liber 28559, Folio 152 among the Land Records of Prince George's County, MD, with an original principal balance of \$216,000.00, 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

NOVEMBER 7, 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 affect-ing 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 Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purhaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-charger uptother or not purchaser is a Maryland First Time Home Buyer Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. 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. 314129-1)

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

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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

9402 TESTER DR. FORT WASHINGTON, MD 20744

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

NOVEMBER 7, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural of other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any reneument arcement. into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. 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. 37510-1)

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(10-18, 10-25, 11-1)131964 LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2804 ALEX CT. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated May 26, 2006 and recorded in Liber 25246, Folio 385 among the Land Records of Prince George's County, MD, with an original principal balance of \$336,000.00, 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

NOVEMBER 7, 2018 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$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 purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-cords excluting from soid receils over if such surplus provides and the surplus proceeds resulting from said resale even if such surplus results from improve-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. 310751-2)

> 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

(10-18, 10-25, 11-1)131963

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101

131962

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 102

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

(10-18,10-25,11-1)

Rockville, MD 20852 (301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1015 CENTENNIAL DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated April 18, 2003 and recorded in Liber 17314, Folio 164 among the Land Records of Prince George's County, MD, with an original principal balance of \$117,000.00, 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 en Main St.) on located on Main St.), on

NOVEMBER 7, 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 \$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 is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 29290-2)

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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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8904 DORIS DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated September 30, 2015 and recorded in Liber 37505, Folio 494 among the Land Records of Prince George's County, MD, with an original principal balance of \$362,316.00, 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

NOVEMBER 7, 2018 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 327854-1)

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

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

132038

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5914 SOUTH HIL MAR CIR. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated August 7, 2007 and recorded in Liber 28441, Folio 2 among the Land Records of Prince George's County, MD, with an original principal balance of \$214,100.00, 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

NOVEMBER 14, 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 \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by conearly prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement reinstated or paid off the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketshle or incursible title. If they cannot deliver one or the other 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. 329540-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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

131965

(10-18,10-25,11-1) 131966

(10-18.10-25.11-1)

(10-25.11-1.11-8)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF STACEY FANT GIST

Notice is given that Sheree R Gist, whose address is 12605 Longwood Drive, Beltsville, MD 20705 was on October 19, 2018 appointed per-sonal representative of the estate of Stacey Fant Gist, who died on Sep-tember 23, 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 on or before the 19th day of April, 2010 2019.

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

(1) Six months from the date of the decedent's death, except if the decedent'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.

SHEREE R GIST Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20772

	Estate No. 111578
132114	(10-25,11-1,11-8)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs v. Ioan Sherrill a/k/a Joan Carter AND

Gregory E. Sherrill

9337 Franklin Place

Lanham, MD 20

Erica T. Davis 1401 Rockville Pike Ste. 650 Rockville, MD 20852 301-738-7685

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit Court of the Nineteenth Judicial Court of St. Lucie county, Florida appointed Doris M. Schaefer, whose address is 207 Dawn Mist Lane, Fort Mill, SC 29708, as the Personal Representative of the Estate of Vincent B. Costello who died on August 15, 2014 domiciled in Florida.

The Maryland resident agent for service of process is Erica T. Davis, whose address is 1401 Rockville Pike Ste. 650, Rockville, MD 20852.

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

PRINCE GEORGE'S COUNTY and ST. MARY'S COUNTY

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

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

(2) Two months after the foreign personal representative mails or 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 cred-itor 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.

DORIS M. SCHAEFER Foreign Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773 Estate No. 111669

132049 (10-25,11-1,11-8)

NOTICE

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

vs.

Substitute Trustees, Plaintiffs WILLIAM KAINESSI

ISATA KAINESSI 11205 Trevor Court Bowie A/R/T/A Mitchellville, MD 20721

Defendant(s)

In the Circuit Court for Prince

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

WILLIAM WARD

CINDY WARD

Defendant(s)

LEGALS

vs.

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-23850

NOTICE is hereby given this 3rd day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 7,616.46. 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 com-mon 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 (10-11,10-18,10-25) <u>131931</u>

NOTICE

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

> Substitute Trustees, Plaintiffs

LASSEVI KOFFISON AKOKO C. VIAS 8728 Brae Brooke Drive Lanham, MD 20706

Defendant(s)

abababa

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-03320

Notice is hereby given this 19th day of October, 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 8728 Brae Brooke Drive, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or becontrary thereof be shown on or be-fore the 19th day of November 2018, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th

day of November 2018. The report states the purchase price at the Foreclosure sale to be \$174,000.00.

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

<u>132116</u> (10-25,11-1,11-8)

LEGALS

BENJAMIN J WOOLERY MCGILL & WOOLERY 5303 West Court Drive PO Box 358 Upper Marlboro, MD 20773

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DOROTHY JANE KLEMER**

Notice is given that Eric Kriemelmeyer whose address is 2235 Stream Vista Place Apt 307, Waldorf, MD 20601 was on Febru-ary 7, 2018 appointed personal rep-resentative of the estate of Dorothy Jane Klemer who died on October 8, 2016 with a will 2016 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.

Any person having a claim against

The

Prince

George's

Post

Newspaper

Call

301-627-0900

01

(301) 627-5222

NOTICE TO UNKNOWN HEIRS

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-37203

Notice is hereby given this 22nd day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of November, 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 November, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$223,400.00. The property sold herein is known as 9337 Franklin Place, Lanham, MD 20706.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 132117 (10-25,11-1,11-8)

NOTICE

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

Substitute Trustees, Plaintiffs

JAMES H. WRIGHT TAMIKA D. WRIGHT 6811 Eilerson Street Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-05023

Notice is hereby given this 4th day of October, 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 6811 Eilerson and described as over liferson Street, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 5th day of November, 2018, provided a conv of this NOTICE be provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of November, 2018.

The report states the purchase price at the Foreclosure sale to be \$201,400.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 131944 (10-11,10-18,10-25)

George's County, Maryland Case No. CAEF 15-04463

Notice is hereby given this 19th day of October, 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 11205 Trevor Court, Bowie A/R/T/A Mitchel-Iville, MD 20721, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 19th day of November 2018, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of November 2018.

The report states the purchase price at the Foreclosure sale to be \$497,684.92.

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 132115 (10-25,11-1,11-8)

NOTICE

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

Substitute Trustees, Plaintiffs

MARIANNA PEARCE 5224 Derby Manor Lane Upper Marlboro, MD 20772 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-13974

Notice is hereby given this 4th day of October, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5224 Derby Manor Lane, 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 5th day of November, 2018, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of November, 2018.

The report states the purchase price at the Foreclosure sale to be \$476,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 131947 (10-11,10-18,10-25)

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Wilbur L. Sumner Mary M. Sumner

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-23857

NOTICE is hereby given this 11th day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 13th day of November, 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 13th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 55,004.67. The property sold herein is One 469,000/ 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 Na-tional 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 132013 (10-18,10 (10-18,10-25,11-1)

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the

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

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

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

> ERIC KRIEMELMEYER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 14735 MAIN STREET 4TH FLOOR UPPER MARLBORO, MD 20773 Estate No. 108063 (10-25,11-1,11-8) 132050

NOTICE

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

Substitute Trustees, Plaintiffs

ANTON D. JACKSON JANNETTE J. JACKSON 6212 Teaberry Way Clinton, MD 20735 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-10575

Notice is hereby given this 4th day of October, 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 6212 Teaberry Way, Clinton, MD 20735, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 5th day of November, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of November, 2018.

The report states the purchase price at the Foreclosure sale to be \$165,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 131946 (10-11, 10-18, 10-25)

Fax

301-627-6260

Have

а

Very Safe

Weekend

Plaintiff

Defendant(s)

NOTICE OF REPORT **OF SALE**

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

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. CAEF18-07850

NOTICE is hereby given this 3rd day of October, 2018, by the Circuit

Court for Prince George's County,

that the sale of the property men-

tioned in these proceedings made and reported by Daniel C. Zicke-

foose, Trustee, be RATIFIED AND

CONFIRMED unless cause to the

contrary thereof be shown on or be-

fore the 5th day of November, 2018;

provided, a copy of this order be in-

serted in a newspaper printed in

said County, once in each of three

successive weeks before the 5th day

The Report of Sale states the

amount of the foreclosure sale to be

\$ 671.16. The property sold herein

tional fee simple undivided Stan-

dard 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 Sec-

tion 1.46 of the Master Condo-

minium Declaration) located in

Building Q, Parcel No. Seventeen

of National Harbor Community,

250 Mariner Passage, National Har-

bor, MD 20745 as tenants in com-

mon with the other undivided

interest owners of the aforesaid

Standard VOI Units in Capital

Cove at National Harbor, a Condo-

minium (the "Timeshare Project")

as described in "Declaration of

Condominium for Capital Cove at

National Harbor, a Condominium"

dated September 11, 2009 and

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

SYDNEY I. HARRISON

Clerk of the Circuit Court for

Prince George's County, MD

NOTICE OF REPORT

(10-11,10-18,10-25)

recorded

Declaration").

True Copy—Test:

Sydney J. Harrison, Clerk 131936 (10-11,10-

September 25, 2009

One 84,000/2,855,944,500 frac-

of November, 2018.

v.

Sandra Haynes

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

NOTICE OF REPORT

OF SALE

v. Sandi G Cortez

Charles H Dobson

Defendant(s)

Plaintiff

v.

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-07851

NOTICE is hereby given this 3rd day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 2006.64. The property sold herein is **One 500,000/ 2,855,944,500 frac**tional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Har-bor, 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 131935 (10-11 10 (10-11,10-18,10-25)

NOTICE OF REPORT OFSALE

NOTICE OF REPORT **OF SALE**

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

Plaintiff Transfer Team, INC Defendant(s)

In the Circuit Court for

Prince George's County, Maryland Civil Case No. CAEF18-07848

NOTICE is hereby given this 4th day of October, 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, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 601.80. The property sold herein is One 28,000/2,855,944,500 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 I. HARRISON Clerk of the Circuit Court for Prince George's County, MD

True Copy—Test: Sydney J. Harrison, Clerk 131941 (10-11.10-(10-11,10-18,10-25)

NOTICE OF REPORT **OF SALE**

Plaintiff

Defendant(s)

NOTICE

LEGALS

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

Rockville, MD 20852 Substitute Trustees, Plaintiffs

vs. FLETCHER E. JOHNSON 2913 November Court Bowie, MD 20716 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-16672

Notice is hereby given this 4th day of October, 2018, by the Circuit Court for Prince George's County, Marvland, that the sale of the property mentioned in these proceedings and described as 2913 November Court, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 5th day of November, 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 5th day of November, 2018.

The report states the purchase price at the Foreclosure sale to be \$201,720.00.

Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (10-11,10-18,10-25) <u>131942</u>

NOTICE

Carrie M. Ward, et al.

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

vs. DAWN L. BROWN BERLON L. COOPER PEGGY L. COOPER 7012 Allison Street Hyattsville, MD 20784 Defendant(s)

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-35985

Notice is hereby given this 4th day of October, 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 7012 Allison Street, Hyattsville, MD 20784, 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 5th day of November, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of November, 2018. The report states the purchase price at the Foreclosure sale to be \$181,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 131943 (10-11,10-18,10-25)

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Estate of D. Alex Daniels, and John Doe and Richard Roe as representatives of all heirs and devisees of D. Alex Daniels deceased, as representatives of all persons entitled to claim under or through any or all of the heirs or devisees, and as representatives of other unknown persons or corporations claiming any right, title, interest in or lien upon the real estate described herein, any unknown adults or corporations being as a class designated as John Doe, and any unknown infants or persons in military service designated as a class Richard Roe Defendant(s)

In the Circuit Court for

Prince George's County, Maryland Civil Case No. CAEF18-05103

NOTICE is hereby given this 3rd day of October, 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, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 19,337.21. The property sold herein is **One 154,000/2,855,944,500** fractional fee simple undivided Standard Vacation Ownership In-terest 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 Decla aration")

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

LEGALS

In The Estate Of:

FRED WADE Estate No.: 111394

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Lena P. Miller for judicial probate for the appointment of a personal representa-tive. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **November** 28, 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

132112

(10-25,11-1)





SYDNEY J. HARRISON

OF SALE		OF SALE		
Daniel C. Zickefoose, Esq., signee, v. EVA T. BROWN	As- Plaintiff	Daniel C. Zickefoose, Esq., As- signee, Plaint v. FREDERICKA L. RICHARDSON	Daniel C. Zickefoose, E signee, iff v. DEBORAH LEWIS KEVIN CHAMBERLAI	Plai
	endant(s)	Defendant		Defenda

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-23854

NOTICE is hereby given this 3rd day of October, 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, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 12,064.62. 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 Har-bor, 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 131937 (10-11,10-18,10-25)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-13994

NOTICE is hereby given this 3rd day of October, 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 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 41,370.08. The property sold herein is **One 511,000/2,855,944,500** 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 131938 (10-11,10-18,10-25)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-13993

NOTICE is hereby given this 3rd day of October, 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 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 48,174.30. The property sold herein is One 294,000/2,855,944,500 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 131939 (10-11,10-18,10-25) NOTICE

IN THE MATTER OF: Osbaldo Velazquez-Lopez

FOR THE CHANGE OF NAME TO: Osvaldo Velazquez-Lopez

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

VS.

Case No. CAE 18-34637

A Petition has been filed to change the name of (Minor Child(ren)) Os-baldo Velazquez-Lopez to Osvaldo Velazquez-Lopez. The latest day by which an objection to the petition may be filed is November 13, 2018.

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

132113 (10-25)

NOTICE

JEREMY K. FISHMAN, et al.

vs.

Substitute Trustees

TOMMI D. LUMPKIN ANTONIO F. LUMPKIN, JR. 6701 Kerman Court Lanham, MD 20706

Defendant(s)

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

Civil Action No. CAEF 17-39821

Notice is hereby given this 4th day of October, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6701 Kerman Court, Lanham, MD 20706, made and represented by Jeremy K. Fish-man, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 5th day of November, 2018, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three succes-sive weeks before the 5th day of November, 2018, next.

The Report of Sale states the amount of the sale to be Two Hundred Sixty Six Thousand Dollars (\$266,000.00).

SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Sydney J. Harrison, Clerk 131950 (10-11,10-18,10-25)

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

True Copy—Test: Sydney J. Harrison, Clerk (10-11,10-18,10-25) 131923

NOTICE

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

Substitute Trustees, Plaintiffs

JANIE A. ROBINSON 3857 Saint Barnabas Road Unit 203 Suitland, MD 20746 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-01784

Notice is hereby given this 4th day of October, 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 3857 Saint Barnand described as 3637 Saint Barn-abas Road, Unit 203, Suitland, MD 20746, 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 5th day of November, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of November, 2018.

The report states the purchase price at the Foreclosure sale to be \$57,000.00.

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

Sydney J. Harrison, Clerk 131945 (10-11,10-18,10-25)

NOTICE

IN THE MATTER OF: Anye Collins Niba

FOR THE CHANGE OF NAME TO: Anye Collins Ngomanji

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

Case No. CAE 18-27308

A Petition has been filed to change the name of Anye Collins Niba to Anye Collins Ngomanji.

The latest day by which an objection to the petition may be filed is November 13, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland (10-25)132081



Fax

Call

301-627-6260

SUBSCRIBE

TODAY!

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

1130 PEWTER CT. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated June 27, 2006 and recorded in Liber 27427, Folio 454 among the Land Records of Prince George's County, MD, with an original principal balance of \$212,000.00, 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

OCTOBER 30, 2018 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes additional funds are tendered before settlement. TIMÉ IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale in any such event, this sale shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-grade resulting from coil or cosh of such curplus results from improveceeds resulting from said resale even if such surplus results from improve-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. 202383-2)

> 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

131902

NOTICE OF REPORT

OF SALE

<u>13</u>1903 (10-11,10-18,10-25)

NOTICE OF REPORT

OF SALE

NOTICE OF REPORT **OF SALE**

HARBOR PROPERTY OWNER'S

CAPITAL COVE AT NATIONAL

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

6003 WOODLAND LA. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated April 6, 2015 and recorded in Liber 37011, Folio 154 among the Land Records of Prince George's County, MD, with an original principal balance of \$213,314.00, 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

OCTOBER 30, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. TIMÉ IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceede sculting from soid or set on if such surplus recults from entities of the surplus proceeds resulting from said resale even if such surplus results from improve-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 Durchaser's call a comedu, at law or equilibrium of the denietit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 326509-1)

> 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

10601 GAY PL. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated July 25, 2006 and recorded in Liber 26193, Folio 660 among the Land Records of Prince George's County, MD, with an original principal balance of \$343,800.00, 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, Jocated on Main St.) on located on Main St.), on

OCTOBER 30, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax 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 prenayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-cords excluting from soid receils over if such surplus provides and the surplus proceeds resulting from said resale even if such surplus results from improve-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. 323568-1)

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

NOTICE OF REPORT

OF SALE

(10-11, 10-18, 10-25)

NOTICE OF REPORT **OF SALE**

NOTICE OF REPORT **OF SALE**

(10-11.10-18.10-25)

131904

Daniel C. Zickefoose, Esq., As-		HARBOR PROPERTY OWNER'S ASSOCIATION, INC.	Daniel C. Zickefoose, Esq., As-		Daniel C. Zickefoose, Esq., As-
signee, Plaintiff	Daniel C. Zickefoose, Esq., As- signee,	Plaintiff	signee, Plaintiff	Daniel C. Zickefoose, Esq., As- signee,	signee, Plaintiff
V.	Plaintiff	V.	V.	Plaintiff	V.
ALVIN M GRIGGS NANNIE M GRIGGS	v. Joan w Payton-turner	Mary L Onofrio Louis A Onofrio, JR	JANET L ROSACRANS JAMES R ROSS	v. JANICE BROWN	ANTOINE VAUGHN JULIA THOMAS-VAUGHN
Defendant(s)	Defendant(s)	Defendant(s)	Defendant(s)	Defendant(s)	Defendant(s)
In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-06686	In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-05106	In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-07852	In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-23851	In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-23852	In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-23853
NOTICE is hereby given this 3rd day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men- tioned in these proceedings made and reported by Daniel C. Zicke- foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be- fore the 5th day of November, 2018; provided, a copy of this order be in- serted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of November, 2018.	NOTICE is hereby given this 3rd day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men- tioned in these proceedings made and reported by Daniel C. Zicke- foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be- fore the 5th day of November, 2018; provided, a copy of this order be in- serted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of November, 2018.	NOTICE is hereby given this 3rd day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men- tioned in these proceedings made and reported by Daniel C. Zicke- foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be- fore the 5th day of November, 2018; provided, a copy of this order be in- serted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of November, 2018.	NOTICE is hereby given this 3rd day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men- tioned in these proceedings made and reported by Daniel C. Zicke- foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be- fore the 5th day of November, 2018; provided, a copy of this order be in- serted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of November, 2018.	NOTICE is hereby given this 3rd day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men- tioned in these proceedings made and reported by Daniel C. Zicke- foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be- fore the 5th day of November, 2018; provided, a copy of this order be in- serted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of November, 2018.	NOTICE is hereby given this 3rd day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men- tioned in these proceedings made and reported by Daniel C. Zicke- foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be- fore the 5th day of November, 2018; provided, a copy of this order be in- serted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of November, 2018.
The Report of Sale states the amount of the foreclosure sale to be \$ 46,213.60. The property sold herein is One 300,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership In- terest 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 Con- dominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Har- bor, MD 20745 as tenants in com- mon with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condo- minium (the "Timeshare Poiget") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condo- minium (the "Timeshare Poiget") as described in "Declaration 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").	The Report of Sale states the amount of the foreclosure sale to be \$ 53,699.00. The property sold herein is One 300,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership In- terest 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 Con- dominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Har- bor, MD 20745 as tenants in com- mon with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Partianal Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Partianal Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Partianal Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Partianal Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Partianal Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Partianal Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").	The Report of Sale states the another of the foreclosure sale to be \$752.71. The property sold herein is One 126,000/2,855,944,500 fractional fee simple undivided Standard Volational fee simple undivided for the Master Condoninum Declaration of National Harbor Community 50 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided for MD 20745 as tenants in the model tenant fee simple at the deta s	The Report of Sale states the amount of the foreclosure sale to be \$8,544.09. 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, 106, 1108, 1110, 1112, 1114, 1116, 1138, 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, 50 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 for Capital Cove at National Harbor, a Condominium dated September 11, 2009 and recorded September 25, 2009 and recorded September 26, 2009 and recorded S	The Report of Sale states the another of the foreclosure sale to be \$39,966.69. The property sold herein is One 738,000/2,855,944,500 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, 901-901, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1016, 1018-1020, 1104, 1016, 1018-1020, 1104, 1016, 1018-1020, 1104, 1016, 1018-1020, 1104, 1016, 1018-1020, 1104, 1016, 1018-1020, 1104, 1016, 1018-1020, 1004, 1006, 1008, 1010, 002, 1014, 1016, 1018-1020, 1104, 1016, 1018-1020, 1104, 1016, 1008-1020, 1004, 1006, 1008, 1010, 002, 1014, 1016, 1018-1020, 1004, 1006, 1008, 1010, 002, 1014, 1016, 1008-1020, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 1010, 002, 1004, 1006, 1008, 100, 000, 100, 100, 100, 100, 10	The Report of Sale states the amount of the foreclosure sale to be \$ 9,441.91. The property sold herein is One 105,000/2,855,944,500 frac- tional fee simple undivided Stan- dard 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 Sec- tion 1.46 of the Master Condo- minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Har- bor, MD 20745 as tenants in com- mon with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condo- minium (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	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, MD	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, MD	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, MD	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, MD	SYDNEY J. HARRISON Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Sydney J. Harrison, Clerk 131925 (10-11,10-18,10-25)	True Copy—Test: Sydney J. Harrison, Clerk 131926 (10-11,10-18,10-25)	True Copy—Test: Sydney J. Harrison, Clerk 131927 (10-11,10-18,10-25)	True Copy—Test: Sydney J. Harrison, Clerk 131928 (10-11,10-18,10-25)	True Copy—Test: Sydney J. Harrison, Clerk 131929 (10-11,10-18,10-25)	True Copy—Test: Sydney J. Harrison, Clerk 131930 (10-11,10-18,10-25)

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff v.

CORINNE M. RITTER

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-13992

Defendant(s)

NOTICE is hereby given this 3rd day of October, 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 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 73,833.27. The property sold herein is **One 623,000/2,855,944,500** 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 (10-11,10-18,10-25) 131933

NOTICE OF REPORT OF SALE

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

v.

Eric J Lindstrom Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-07847

NOTICE is hereby given this 3rd day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 2693.25. The property sold herein is **One 665,000**/ **2,855,944,500 frac**tional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building O, 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 131934 (10-11,10-18,10-25)

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. JOANNE BOLDUC

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-14000

NOTICE is hereby given this 3rd day of October, 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 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 94,265.17. The property sold herein is One 820,000/2,855,944,500 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, 623-701-706, 708-721, 723-727, 627. 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 I. HARRISON Clerk of the Circuit Court for Prince George's County, MD

True Copy—Test: Sydney J. Harrison, Clerk (10-11,10-18,10-25) 131910

NOTICE OF REPORT **OF SALE**

NOTICE OF REPORT **OF SALE**

LEGALS

Daniel C. Zickefoose, Esq., Assignee, Plaintiff ORIS D LEE IR

TONIA MARIE BORDELON-LEE Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-05104

NOTICE OF REPORT

OF SALE

Daniel C. Zickefoose, Esq., As-

EDNA MAE RICHARDSON

ALSEE N RICHARDSON JR

signee,

NOTICE is hereby given this 3rd day of October, 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, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 62,869.26. The property sold herein is **One 903,000/2,855,944,500** fractional fee simple undivided Standard Vacation Ownership In-terest 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 I. HARRISON Clerk of the Circuit Court for Prince George's County, MD

True Copy-Test: Sydney J. Harrison, Clerk 131912 (10-11,10-18,10-25)

NOTICE OF REPORT

NOTICE OF REPORT OF SALE

LEGALS

Plaintiff

Defendant(s)

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

DEITRA R. WALKER GREENE

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-13995

NOTICE is hereby given this 3rd day of October, 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 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 67,325.92. The property sold herein is **One 525,000/2,855,944,500** 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, 623-701-706, 708-721, 723-727, 627, 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 I. HARRISON Clerk of the Circuit Court for Prince George's County, MD

True Copy—Test: Sydney J. Harrison, Clerk 131913 (10-11,10-18,10-25)

NOTICE OF REPORT

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-05105

NOTICE is hereby given this 3rd day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 68,947.75. The property sold herein is **One 686,000/2,855,944,500** fractional fee simple undivided Standard Vacation Ownership In-terest 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 September 25, 2009 recorded 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 131911 (10-11,10-(10-11,10-18,10-25)

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

BWW LAW GROUP, LLC

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

14535 MARLBOROUGH CIR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated February 1, 2013 and recorded in Liber 34427, Folio 298 among the Land Records of Prince George's County, MD, with an original principal balance of \$234,473.00, 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

NOVEMBER 7, 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 affect-ing the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the 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 de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey 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. 310729-2)

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

(10-18,10-25,11-1)

Daniel C. Zickefoose, Esq., Assignee, Plaintif

BARBARA J. HUYETT

v.

Defendant(s

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-13996

NOTICE is hereby given this 3rd day of October, 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, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of November. 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$149,184.63. The property sold herein is One 1,105,000/ 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 Maryland 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 131914 (10-11,10-18,10-25)

OF SALE		OF SALE	OF SALE	
iff	Daniel C. Zickefoose, Esq., As- signee, Plaintiff v.	Daniel C. Zickefoose, Esq., As- signee, Plaintiff v.	Daniel C. Zickefoose, Esq., As- signee, Plaintiff v.	
	CATHY AKERS	DEVONA M. SHELTON	JAMES A FIELDS JR	
s)	Defendant(s)	Defendant(s)	Defendant(s)	
d In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-13997		In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-13998	In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF18-13999	

Civil Case No. CAEF18-13997

NOTICE is hereby given this 3rd day of October, 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, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 19,837.92. 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 131915 (10-11,10-18,10-25) NOTICE is hereby given this 3rd day of October, 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, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 9,573.86. The property sold herein is **One 92,000/2,855,944,500 frac**tional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108. 1110. 1112. 1114. 1116. 1118. 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as 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 131916 (10-11,10-18,10-25)

Civil Case No. CAEF18-13999 NOTICE is hereby given this 3rd day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men-

tioned in these proceedings made and reported by Daniel C. Zickefoose, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of November, 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 5th day of November, 2018.

The Report of Sale states the amount of the foreclosure sale to be \$ 15,932.19. The property sold herein is **One 500,000/2,855,944,500** 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 131917 (10-11,10-(10-11,10-18,10-25)

131971

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

9205 NEW HAMPSHIRE AVE., UNIT # A5 SILVER SPRING, MD 20903

Under a power of sale contained in a certain Deed of Trust dated May 8, 2006 and recorded in Liber 25643, Folio 350 among the Land Records of Prince George's County, MD, with an original principal balance of \$141,600.00, 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 principal self. located on Main St.), on

OCTOBER 30, 2018 AT 11:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and de-scribed as Unit No. A-Five (A-5) in Building No. Three (3) in a condominium known as "Presidential Park Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$6,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any defined water and sewer charges that purports to cover or de chaser. Any deferred water and sewer charges that purports to cover of de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment accompant resistance of the loan of the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments the property by said defaulted purchaser. 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. 75258-1)

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

(10-11,10-18,10-25)

NOTICE OF REPORT

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

1836 METZEROTT RD., UNIT #1809 & PARKING SPACE #P-67 HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated January 15, 2008 and recorded in Liber 29821, Folio 265 among the Land Records of Prince George's County, MD, with an original principal balance of \$87,000.00, 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

OCTOBER 30, 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 de-scribed as Unit Numbered Eighteen Hundred Nine (1809), and Parking Space Lettered and Numbered P-67, in a condominium styled "Presidential Towers Condominium" and more fully described in the aforesaid Deed of Trust. Tax ID #17-1934645 and Tax ID #17-1936723.

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

Terms of Sale: A deposit of \$6,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment arrowment principated to the property from the date of the loan with the loan servicer into any repayment arrowment principated to the property from the loan with the loan servicer the property from the loan with the loan servicer in the property from the date of the loan with the loan servicer in the property from the date of the loan with the loan servicer in the property from the date of the loan with the loan servicer in the property from the date of the loan with the loan servicer in the property from the date of the loan with the loan with the loan servicer in the property from the date of the loan with the loan servicer in the property from the date of the loan with the loan servicer in the property from the date of the loan with the loan servicer in the property from the date of the loan with the loan servicer in the property from the date of the loan with the loan servicer in the property from the date of the loan with the loan servicer in the property from the date of the loan with the loan with the loan servicer in the property from the date of the loan with the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 320206-1)

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

131906

(10-11,10-18,10-25)

NOTICE OF REPORT NOTICE OF REPORT

NOTICE OF REPORT

131907

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

5903 CROOM STATION RD. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated December Under a power of sale contained in a certain Deed of Trust dated December 30, 2005 and recorded in Liber 24068, Folio 375 among the Land Records of Prince George's County, MD, with an original principal balance of \$650,000.00, 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

OCTOBER 30, 2018 AT 11:24 AM

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

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

Terms of Sale: A deposit of \$63,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the 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 prenayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from soid receils over if such surplus provides and the surplus proceeds resulting from said resale even if such surplus results from improve-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. 330865-1)

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

(10-11,10-18,10-25)

(10-11,10-18,10-25)

OF SALE

NOTICE OF REPORT OF SALE

131905

NOTICE OF REPORT

OF SALE

131919

(10-11,10-18,10-25)

131920

(10-11,10-18,10-25)

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 Lander Z. Arckooner, Bay, Ample S. Martin L. Marti M. Martin L. Martin L. Martin M. Marti M. Martin M. Martin M.	OF SALE				Daniel C. Zickefoose, Esq., As-	OF SALE
 Approx Part 1 and Pa	Daniel C. Zickefoose, Esq., As-				signee,	Daniel C. Zickefoose, Esq., As-
<text><table-row>AMACMENTERIDETABET<td></td><td></td><td></td><td></td><td>V.</td><td>signee, Plaintiff</td></table-row></text>					V.	signee, Plaintiff
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 Pince Gengey County, Mayland W1 Cack No. CATFINATION Pince Gengey County, Mayland W1 Cack No. CATFINATION<						Defendant(s)
 day of Oraches, 2018, by the Currari Count of Privace Consign County, tional of induce proceedings make and reported by Privace County, County Priv	Prince George's County, Maryland	Prince George's County, Maryland	Prince George's County, Maryland	Prince George's County, Maryland	Prince George's County, Maryland	Prince George's County, Maryland
The Report of Sale states the anomut of the foreclosure sale to the concensure super states of the s	day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men- tioned in these proceedings made and reported by Daniel C. Zicke- foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be- fore the 5th day of November, 2018; provided, a copy of this order be in- serted in a newspaper printed in said County, once in each of three successive weeks before the 5th day	day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men- tioned in these proceedings made and reported by Daniel C. Zicke- foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be- fore the 5th day of November, 2018; provided, a copy of this order be in- serted in a newspaper printed in said County, once in each of three successive weeks before the 5th day	day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men- tioned in these proceedings made and reported by Daniel C. Zicke- foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be- fore the 5th day of November, 2018; provided, a copy of this order be in- serted in a newspaper printed in said County, once in each of three successive weeks before the 5th day	day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men- tioned in these proceedings made and reported by Daniel C. Zicke- foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be- fore the 5th day of November, 2018; provided, a copy of this order be in- serted in a newspaper printed in said County, once in each of three successive weeks before the 5th day	day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men- tioned in these proceedings made and reported by Daniel C. Zicke- foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be- fore the 5th day of November, 2018; provided, a copy of this order be in- serted in a newspaper printed in said County, once in each of three successive weeks before the 5th day	NOTICE is hereby given this 3rd day of October, 2018, by the Circuit Court for Prince George's County, that the sale of the property men- tioned in these proceedings made and reported by Daniel C. Zicke- foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be- fore the 5th day of November, 2018; provided, a copy of this order be in- serted in a newspaper printed in said County, once in each of three successive weeks before the 5th day of November, 2018.
	amount of the foreclosure sale to be \$ 6,406.09. The property sold herein is One 189,000/2,855,944,500 frac- tional fee simple undivided Stan- dard 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 Sec- tion 1.46 of the Master Condo- minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Har- bor, MD 20745 as tenants in com- mon with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condo- minium the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration and the Plats, collectively, the "Timeshare Declaration"). SYDNEY J. HARRISON Clerk of the Circuit Court for	amount of the foreclosure sale to be \$ 76,865.98. The property sold herein is One 617,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership In- terest 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 Con- dominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Har- bor, MD 20745 as tenants in com- mon with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condo- minium (the "Iber 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	amount of the foreclosure sale to be \$ 4,299.15. The property sold herein is One 310,000/2,855,944,500 frac- tional fee simple undivided Stan- dard 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 Sec- tion 1.46 of the Master Condo- minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Har- bor, MD 20745 as tenants in com- mon with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condo- minium (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').	amount of the foreclosure sale to be \$ 6,533.78. The property sold herein is One 560,000/2,855,944,500 frac- tional fee simple undivided Stan- dard 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 Sec- tion 1.46 of the Master Condo- minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Har- bor, MD 20745 as tenants in com- mon with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condo- minium (fe "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration") with or conder 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").	amount of the foreclosure sale to be \$ 34,381.89. The property sold herein is One 861,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership In- terest 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 Con- dominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Har- bor, MD 20745 as tenants in com- mon with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration" adted 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 and the Plats, collectively, the "Timeshare Declaration").	The Report of Sale states the amount of the foreclosure sale to be \$ 7,254.26. The property sold herein is One 84,000/2,855,944,500 frac- tional fee simple undivided Stan- dard 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, 1116, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Sec- tion 1.46 of the Master Condo- minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Har- bor, MD 20745 as tenants in com- mon with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condo- minium (the "Timeshare Project") as described in "Declaration of condominium for Capital Cove at National Harbor, a Condo- minium (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 "Tlats"), (the Declaration and the plats, collectively, the "Timeshare Declaration"). SYDNEY J. HARRISON Clerk of the Circuit Court for
Sydney J. Harrison, Clerk Sydney J. Harrison	True Copy—Test: Sydney J. Harrison, Clerk	True Copy—Test: Sydney J. Harrison, Clerk	0 5	True Copy—Test: Sydney J. Harrison, Clerk	True Copy—Test: Sydney J. Harrison, Clerk	True Copy—Test: Sydney J. Harrison, Clerk

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(10-11,10-18,10-25)

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