#### LEGALS

Plaintiff,

#### **ORDER OF PUBLICATION** THORNTON MELLON LLC

v.

GEORGE JACKSON JR Modern Mortgage Corp. Modern Mortgage Corp Albert Bryant ESTATE ÓF GEORGE E. JACKSON ESTATE OF GEORGE H JACKSON ESTATE OF GEORGE ANDRE **IACKSON** Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3014 SOUTH GROVE, UPPER MARLBORO, MD 20774, Parcel No. 06-0606889

ANY UNKNOWN OWNER OF THE PROPERTY 3014 SOUTH GROVE, UPPER MARLBORO, MD 20774 Parcel No. 06-0606889, 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 Case No.: CAE 18-43387

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0606889 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,402.0000 SQ. FT. & IMPS, CHESTER GROVE APAR LOT 20 BLK A

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

It is thereupon this 3rd day of December 2018, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 06-0606889 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.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132468 (12-13,12-20,12-27)

**ORDER OF PUBLICATION** THORNTON MELLON LLC



**ORDER OF PUBLICATION** 

Rosedale Estates Condominium ESTATE OF BERNICE B LACOUR Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2823 WOOD HOLLOW PL CONDO UNIT: 2823, FORT WASH-INGTON, MD 20744, Parcel No. 12-1242015

ANY UNKNOWN OWNER OF THE PROPERTY 2823 WOOD HOLLOW PL CONDO UNIT: 2823, FORT WASHINGTON, MD 20744 Parcel No. 12-1242015, 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.

#### Prince George's County Case No.: CAE 18-43374

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-Parcel Identification Number 12-1242015 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BLDG 3 UNIT 28 23. 3,812.0000 SQ. FT. & IMPS, ROSEDALE ESTATES C

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

It is thereupon this 3rd day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 12-1242015 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132471 (12-13,12-20,12-27)

## LEGALS

Plaintiff,

#### **ORDER OF PUBLICATION ORDER OF PUBLICATION** THORNTON MELLON LLC THORNTON MELLON LLC

#### Plaintiff. WILLIAM F & SHIRLEY L LEROY & ALBERTA MACKALL Bank of America NA

Bank of America NA Prlap, Inc. Prlap, Inc. ESTATE OF LEROY MACKALL Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7222 LORRING PL, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0533323

ANY UNKNOWN OWNER OF THE PROPERTY 7222 LORRING PL, DISTRICT HEIGHTS, MD 20747 Parcel No. 06-0533323, 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

Case No.: CAE 18-43392

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0533323 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,500.0000 SQ. FT. & IMPS. HY-VIEW TERRACE LOT 11 BLK D

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

It is thereupon this 3rd day of December 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspahaving a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 06-0533323 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132478 (12-13,12-20,12-27)

#### LEGALS

## **ORDER OF PUBLICATION**

THORNTON MELLON LLC Plaintiff,

EUGENE & EVANGELINE J EVANS ESTATE OF EVANGELINE EVANS Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1310 IRON FORGE RD, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0480293

ANY UNKNOWN OWNER OF THE PROPERTY 1310 IRON FORGE RD, DISTRICT HEIGHTS, MD 20747 Parcel No. 06-0480293, 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 Case No.: CAE 18-43394

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0480293 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7,081.0000 SQ. FT. & IMPS. WATER-FORD LOT 36 BLK F

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

It is thereupon this 3rd day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 06-0480293 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.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk (12-13,12-20,12-27) 132479

**ORDER OF PUBLICATION** THORNTON MELLON LLC

v.

Plaintiff,

#### **ORDER OF PUBLICATION** THORNTON MELLON LLC

Plaintiff,

ALONZO MALONE & LANITA M HUFF

Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7905 SARAKAL RD, CLINTON, MD 20735, Parcel No. 09-0859850

ANY UNKNOWN OWNER OF THE PROPERTY 7905 SARAKAL RD, CLINTON, MD 20735 Parcel No. 09-0859850, 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 Case No.: CAE 18-43381

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 09-0859850 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOT 19 & 20. 20,505.0000 SQ. FT. & IMPS, BELLE-FONTE-RESUB LOT 20

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

It is thereupon this 3rd day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 09-0859850 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk (12-13,12-20,12-27) 132466

#### **LEGALS**

ORDER OF PUBLICATION THORNTON MELLON LLC

LOCKLEAIR

and interest

LTS 9.10

Unknown Occupant

Unknown Owners

132477

HOLMES

HOLMES

HOLMES

and interest

Unknown Occupant

Unknown Owners

ESTATE OF WILLIAM FRANKLIN

ESTATE OF WILLIAM FRANKLIN

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

6225 SUITLAND RD, SUITLAND,

ANY UNKNOWN OWNER OF

THE PROPERTY 6225 SUITLAND

RD, SUITLAND, MD 20746 Parcel

No. 06-0529636, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

In the Circuit Court for

Prince George's County

Case No.: CAE 18-43391

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-erty Parcel Identification Number

06-0529636 in Prince George's

County, sold by the Collector of

Taxes for Prince George's County and the State of Maryland to the

7.030.0000 SO. FT. & IMPS. SKY-

The complaint states, among other

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

It is thereupon this 3rd day of De-

cember 2018, by the Circuit Court

for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-

Prince George's County once a week for 3 successive weeks, warn-

ing all persons interested in the

property to appear in this Court by the 5th day of February 2019, and

redeem the property with Parcel Identification Number 06-0529636

and answer the complaint or there-

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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

(12-13,12-20,12-27)

Plaintiff,

True Copy—Test: Mahasin El Amin, Clerk

er having a general circulation in

LINE-4TH ADDN LOT 13 BLK L

plaintiff in this proceeding:

Defendants.

MD 20746, Parcel No. 06-0529636

## In the Circuit Court for

Plaintiff,

BENJAMIN L BRYANT SR. & JR. MTGLQ Investors LP MTGLQ Investors LP MTGLQ Investors LP Bierman, Geesing & Ward, Trustees BRINKLEY STATION TOWN-HOUSE ASSOC. Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3036 BRINKLEY STATION DR, TEMPLE HILLS, MD 20748, Parcel No. 12-1360783

ANY UNKNOWN OWNER OF THE PROPERTY 3036 BRINKLEY STATION DR. TEMPLE HILLS, MD 20748 Parcel No. 12-1360783, 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

Case No.: CAE 18-43373

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1360783 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

#### 2,250.0000 SQ. FT. & IMPS, BRINK-LEY STATION P LOT 63

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

It is thereupon this 3rd day of December 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 12-1360783 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

# MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132470 (12-13,12-20,12-27)

ORDER OF PUBLICATION THORNTON MELLON LLC Plaintiff, V. RUTH A & GEORGE T LEE JR

Unknown Occupant

**LEGALS** 

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 727 BOOKER DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2059053

ANY UNKNOWN OWNER OF THE PROPERTY 727 BOOKER DR, CAPITOL HEIGHTS, MD 20743 Parcel No. 18-2059053, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, as-signs, or successors in right, title and interest

Defendants.

#### In the Circuit Court for Prince George's County Case No.: CAE 18-43380

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2059053 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

#### 4,121.0000 SQ. FT. & IMPS, HIGH-LAND GARDENS LOT 33 BLK E

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

It is thereupon this 3rd day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-Per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 18-2059053 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

#### True Copy—Test: Mahasin El Amin, Clerk 132474 (12-13,12-20,12-27)

**ORDER OF PUBLICATION** THORNTON MELLON LLC

CLEMENTINE LOCKLAIR

CLEMENTINE LOCKLAIR

ESTATE OF CLEMENTINE

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

**INTEREST IN THE PROPERTY 723** 

58TH AVE, CAPITOL HEIGHTS,

ANY UNKNOWN OWNER OF

THE PROPERTY 723 58TH AVE,

CAPITOL HEIGHTS, MD 20743

Parcel No. 18-2060598, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

In the Circuit Court for

Prince George's County

Case No.: CAE 18-43408

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

redemption in the following prop-erty Parcel Identification Number

18-2060598 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

6,250.0000 SQ. FT. & IMPS. FAIR-

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

It is thereupon this 3rd day of De-cember 2018, by the Circuit Court

for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-

per having a general circulation in Prince George's County once a week for 3 successive weeks, warn-

ing all persons interested in the property to appear in this Court by the 5th day of February 2019, and

redeem the property with Parcel Identification Number 18-2060598

and answer the complaint or there-

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

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

(12-13,12-20,12-27)

True Copy—Test:

132475

Mahasin Él Amin, Clerk

plaintiff in this proceeding:

MOUNT HEIGHTS BLK D

Defendants.

MD 20743, Parcel No. 18-2060598

#### ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

v. ROBERT M NARGI ROBERT M NARGI Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1519 RITCHIE RD, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0595199

ANY UNKNOWN OWNER OF THE PROPERTY 1519 RITCHIE RD, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0595199, 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

#### Prince George's County

#### Case No.: CAE 18-43389

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0595199 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

## NR RITCHIE.74 66 AC EQ PT LT4.

Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 06-0595199 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

True Copy—	Test:
Mahasin Él A	Amin, Clerk
132476	(12-13,12-20,12-27)

#### FERDINAND J MACK & MARGUERITÉ KLINE Marlow Towers Condominium, Inc. Marlow Towers Condominium, Inc. ESTATE OF FERDINAND J MACK ESTATE OF FERDINAND J MACK Unknown Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3833 ST BARNABAS RD, CONDO UNIT: 3833 T102, SUITLAND, MD 20746, Parcel No. 06-0413658

ANY UNKNOWN OWNER OF THE PROPERTY 3833 ST BARN-ABAS RD, CONDO UNIT: 3833 T102, SUITLAND, MD 20746 Parcel No. 06-0413658, 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 Case No.: CAE 18-43411

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0413658 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Т 3833 UNIT 10 09REMAIL2/24LDA. 1.693.0000 SQ. FT. & IMPS. MARLOW TOW-ERS COND

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

It is thereupon this 3rd day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 06-0413658 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

# MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

#### True Copy—Test: Mahasin El Amin, Clerk 132481 (12-13,12-20,12-27)

Plaintiff,

JACQUELINE MCDUFFIE & TAWANDA LYLES ESTATE OF JACQUELINE MCDUFFIE Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5424 MACBETH ST, HY-ATTSVILLE, MD 20784, Parcel No. 02-0134114

ANY UNKNOWN OWNER OF THE PROPERTY 5424 MACBETH ST. HYATTSVILLE, MD 20784 Parcel No. 02-0134114, 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 Case No.: CAE 18-43420

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0134114 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3,600.0000 SQ. FT. & IMPS. QUINCY MANOR LOT 26 BLK E

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

It is thereupon this 3rd day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 02-0134114 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132482 (12-13,12-20,12-27)

## Defendants. In the Circuit Court for

plaintiff in this proceeding:

31,738.0000 SQ. FT. & IMPS. The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 3rd day of December 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

ue Copy—	
lahasin Él /	Amin, Clerk
32476	(12-13,12-20,12-27)

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

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

#### JANUARY 2, 2019 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 ko floss 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 sal

#### 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

#### 10312 FLORAL DR. HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated September 23, 2009 and recorded in Liber 31038, Folio 543 among the Land Records of Prince George's County, MD, with an original principal balance of \$289,656.00, 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

#### JANUARY 2, 2019 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of rathfication, subject to order of court, purchaser agrees that property will be resold and entire 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 denocit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 329995-1)

#### 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

(12-13,12-20,12-27) 132425

#### 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

#### 12304 KAYAK DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated February 28, 2013 and recorded in Liber 34498, Folio 302 among the Land Records of Prince George's County, MD, with an original principal balance of \$166,822.00, 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

#### JANUARY 2, 2019 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 \$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 purhaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by 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 terest. If purchaser tails 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. 191595-2)

#### 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

(12-13,12-20,12-27)

(12-13,12-20,12-27)

132424

**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

132423

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

#### 2409 PORTER AVE. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated May 21, 2014 and recorded in Liber 38467, Folio 355 among the Land Records of Prince George's County, MD, with an original principal balance of \$202,200.00, 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

#### JANUARY 2, 2019 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 \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. 325458-1)

#### 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

#### (301) 961-6555

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

#### 3816 SUNFLOWER CIR. BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated July 7, 2006 and recorded in Liber 25729, Folio 595 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

#### JANUARY 2, 2019 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 \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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 proparation are 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 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. 202205-2)

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

#### 508 WILSON BRIDGE DR., APT. #C1 OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated June 12, 2007 and recorded in Liber 28376, Folio 648 among the Land Records of Prince George's County, MD, with an original principal balance of \$191,500.00, 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

#### JANUARY 2, 2019 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit numbered and lettered 6709C1 in building numbered eleven (11) in the subdivision known as "Wilson Bridge Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that burports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. 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. 329433-1)

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

(12-13,12-20,12-27) 132427

(12-13,12-20,12-27) 132428

(12-13,12-20,12-27)

Plaintiff,

## **ORDER OF PUBLICATION**

THORNTON MELLON LLC

#### v.

BRICK YARD HOMEOWNERS ASSN INC BRICK YARD HMWNRS ASSN INC BRICK YARD HMWNRS ASSN INC BRICK YARD HMWNRS ASSN INC Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 12501 BRICKYARD BLVD, UPPER MARLBORO, MD 20705, Parcel No. 10-5509952

ANY UNKNOWN OWNER OF THE PROPERTY 12501 BRICK-YARD BLVD, UPPER MARLBORO, MD 20705 Parcel No. 10-5509952, 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 Case No.: CAE 18-43376

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 10-5509952 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

THE BRICK YARD -PLAT 5 LOT 9. 5,802.0000 SQ.FT. & IMPS. THE BRICK YARD-PLA LOT 9

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

It is thereupon this 10th day of December 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 10-5509952 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy-Test: Mahasin Él Amin, Clerk 132542 (12-20,12-27,1-3) LEDORA Y DORSEY US Bank, NA US Bank, NA US Bank, NA Prlap, Inc. Prlap, Inc. Lottsford HOA Inc. Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11403 WALPOLE CT, BOWIE, MD 20720, Parcel No. 13-1479120

**ORDER OF PUBLICATION** 

Plaintiff,

THORNTON MELLON LLC

ANY UNKNOWN OWNER OF THE PROPERTY 11403 WALPOLE CT, BOWIE, MD 20720 Parcel No. 13-1479120, 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 Case No.: CAE 18-43371

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1479120 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1.626.0000 SO.FT. & IMPS. THE LOTTSFORD COMMUNIT LOT 56 BLK A

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

It is thereupon this 10th day of December 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 13-1479120 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.

#### MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin Él Amin, Clerk <u>132543</u> (12-20,12-27,1-3)

## LEGALS

Plaintiff,

**ORDER OF PUBLICATION** 

ROBERT L & LINDA M BROWN

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

**INTEREST IN THE PROPERTY 142** 

CREE DR, OXON HILL, MD 20745-

ANY UNKNOWN OWNER OF

THE PROPERTY 142 CREE DR,

OXON HILL, MD 20745-0000 Parcel

No. 12-1373877, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, executors, administrators, grantees, as-

signs, or successors in right, title

In the Circuit Court for

Prince George's County

Case No.: CAE 18-43372

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-erty Parcel Identification Number

12-1373877 in Prince George's

County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

7,500.0000 SQ.FT. & IMPS. FOREST

The complaint states, among other

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

It is thereupon this 10th day of De-cember 2018, by the Circuit Court

for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-

Prince George's County once a week for 3 successive weeks, warn-

ing all persons interested in the property to appear in this Court by the 12th day of February 2019, and

redeem the property with Parcel Identification Number 12-1373877

and answer the complaint or there-

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

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

(12-20,12-27,1-3)

True Copy—Test: Mahasin El Amin, Clerk

132544

v.

r having a general circulation in

plaintiff in this proceeding:

HEIGHTS LOT 6 BLK 122

Defendants.

0000, Parcel No. 12-1373877

THORNTON MELLON LLC

Estate of Robert L Brown

Estate of Robert L Brown

Unknown Occupant

Unknown Owners

and interest

Estate of Robert Lee Brown Jr.

#### **ORDER OF PUBLICATION** THORNTON MELLON LLC

Plaintiff,

ROBERT M NARGI ROBERT M NARGI Bank of America NA Bank of America NA Prlap, Inc. Prlap, Inc. Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6101 BUCKLER RD, CLINTON, MD 20735, Parcel No. 09-0852178

ANY UNKNOWN OWNER OF THE PROPERTY 6101 BUCKLER RD, CLINTON, MD 20735 Parcel No. 09-0852178, 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 Case No.: CAE 18-43383

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 09-0852178 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOT 22 EX 2948 SQ. FT. 15,052.0000 SQ.FT. & IMPS. BUCKLERS SUB

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

It is thereupon this 10th day of December 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspahaving a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 09-0852178 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132546 (12-20,12-27,1-3)

## LEGALS

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

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

#### 6601 RYCROFT AVE. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated September 24, 2007 and recorded in Liber 28781, Folio 302 among the Land Records of Prince George's County, MD, with an original principal balance of \$389,500.00, 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

#### JANUARY 8, 2019 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$52,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. haser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by 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 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. 170273-1)

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

V.

(12-20,12-27,1-3)

#### LEGALS

#### LEGALS

v.

RAINEY-HOWARD

Edward Cohn Et. Al

Unknown Occupant

Unknown Owners

US Bank, NA

US Bank, NA

US Bank, NA

Plaintiff,

ORDER OF PUBLICATION ORDER OF PUBLICATION

#### ORDER OF PUBLICATION THORNTON MELLON LLC

#### **ORDER OF PUBLICATION**

THORNTON MELLON LLC

v.

ESSIX L. DANIEL JR Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY **INTEREST IN THE PROPERTY 315** ELMLEAF AVE, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2100592

ANY UNKNOWN OWNER OF THE PROPERTY 315 ELMLEAF AVE, CAPITOL HEIGHTS, MD 20743 Parcel No. 18-2100592, 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.

Plaintiff,

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

#### Case No.: CAE 18-43406

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 18-2100592 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

#### LOTS 69.70.71. 6,000.0000 SQ.FT. & IMPS. CAR-MODY HILLS BLK YOU

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

It is thereupon this 10th day of December 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 18-2100592 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

#### MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy_Test	
True Copy—Test: Mahasin El Amin,	Clerk
132548	(12-20,12-27,1-3)

			Plaintiff,
v.			
JACH INN		DAVIDA I	) MCK-
D.C. 7	feachers F	ederal Cred	lit Union
Davic	l A. McWi	lliams, Sr.	
Unkn	own Occu	pant	
Unkn	own Own	ers	
ALL	OTHER	PERSONS	THAT
		IM TO HA	

INTEREST IN THE PROPERTY 1520 SHAMROCK AVE, CAPITOL HEIGHTS, MD 20743, Parcel No. 06-0492165

ANY UNKNOWN OWNER OF THE PROPERTY 1520 SHAMROCK AVE, CAPITOL HEIGHTS, MD 20743 Parcel No. 06-0492165, 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 Case No.: CAE 18-43395

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0492165 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

#### LTS 21,22,23 E X 100 SQFT AT FR O F EACH. 8,030.0000 SQ.FT. & IMPS. SPAULDING HEIGHTS BLK 5

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

It is thereupon this 10th day of December 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 06-0492165 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

# MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132549 (12-20, 12-27, 1-3)

#### ORDER OF PUBLICATION

THORNTON MELLON LLC

LEATHA DEAN
ESTATE OF LEATHA CRAYTON
DEAN
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1308 ALBERTA DR, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0515411

ANY UNKNOWN OWNER OF THE PROPERTY 1308 ALBERTA DR, DISTRICT HEIGHTS, MD 20747 Parcel No. 06-0515411, 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

#### Case No.: CAE 18-43396

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0515411 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

#### 6,500.0000 SQ.FT. IMPS. RITCHIE MANOR LOT 9 BLK H

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

It is thereupon this 10th day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 06-0515411 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

#### True Copy—Test: Mahasin El Amin, Clerk 132550 (12-20,12-27,1-3)

## THORNTON MELLON LLC

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

2212 PECAN LN, BOWIE, MD

ANY UNKNOWN OWNER OF

THE PROPERTY 2212 PECAN LN,

BOWIE, MD 20716 Parcel No. 07-

0739938, the unknown owner's

heirs, devisees, and personal repre-

20716, Parcel No. 07-0739938

THORNTON MELLON LLC

132524

Plaintiff, v. ANTHONY MOORE & DONITA JERRY HOWARD & TANYA MOORE Marlow Towers Condominium, Inc. Marlow Towers Condominium, Inc. Unknown Occupant Unknown Owners

> ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3843 ST BARNABAS RD, CONDO UNIT: 203, SUITLAND, MD 20746, Parcel No. 06-0448399

ANY UNKNOWN OWNER OF THE PROPERTY 3843 ST BARN-ABAS RD, CONDO UNIT: 203, SUITLAND, MD 20746 Parcel No. 06-0448399, 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 Case No.: CAE 18-43399

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0448399 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

#### UNIT 3843 T 20 3. 1,693.0000 SQ.FT. & IMPS. MARLOW TOWERS COND

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

It is thereupon this 10th day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 06-0448399 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

# MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

#### True Copy—Test: Mahasin El Amin, Clerk 132552

(12-20,12-27,1-3)

#### ORDER OF PUBLICATION

Plaintiff, THORNTON MELLON LLC

#### Plaintiff,

MONIOUE S MCDONALD Swann Hill Condominium Assoc. Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3801 SWANN RD, CONDO UNIT: 301, SUITLAND, MD 20746, Parcel No. 06-0457390

ANY UNKNOWN OWNER OF THE PROPERTY 3801 SWANN RD, CONDO UNIT: 301, SUITLAND, MD 20746, Parcel No. 06-0457390, 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 Case No.: CAE 18-43400

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0457390 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

#### BLDG 3 UNIT 30 1. 1,834.0000 SQ.FT. & IMPS. SWANN HILL CONDO

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

It is thereupon this 10th day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 06-0457390 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

#### True Copy—Test: Mahasin El Amin, Clerk (12-20,12-27,1-3) 132553

sentatives 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

Case No.: CAE 18-43397

redemption in the following prop-erty Parcel Identification Number

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

It is thereupon this 10th day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 07-0739938 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:	
Mahasin Él Amin	, Clerk
132551	(12-20,12-27,1-3)

07-0739938 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BELAIR VILLAGE. 11,684.0000 SQ.FT. & IMPS. POINTER RIDGE

AT LOT 3 BLK 50

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

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

1202 BIRCHWOOD DR. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated August 20, 1998 and recorded in Liber 12620, Folio 88 among the Land Records of Prince George's County, MD, with an original principal balance of \$128,248.00, 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, Jacoba en Main St.) and St. located on Main St.), on

#### DECEMBER 26, 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the 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 construction of public of property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale in any such event, this sale shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-grade resulting from said reseals over if such surplus provide 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. 156176-1)

#### 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

(12-6, 12-13, 12-20)

132397

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

## 8907 BALLARD LA. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated January 22, 2007 and recorded in Liber 27353, Folio 230 among the Land Records of Prince George's County, MD, with an original principal balance of \$262,500.00, 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 en Main St.) on located on Main St.), on

#### DECEMBER 26, 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 \$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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or cossessment imposed by the county. Any right of property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale in any such event, this sale shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-grade resulting from coid recels over it such surplus 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 Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 330624-1)

#### 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

(12-6,12-13,12-20)

## LEGALS

**ORDER OF PUBLICATION** THORNTON MELLON LLC

v.

**ORDER OF PUBLICATION** THORNTON MELLON LLC

Plaintiff,

Plaintiff, V.

STEPHAN J FOX SR. GREENBRIAR CONDO.-PHASE III CUO, INC. GREENBRIAR CONDO ASSOC INC GREENBRIAR CONDO ASSOC INC Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7923 MANDAN RD, CONDO UNIT 678, GREENBELT, MD 20770, Parcel No. 21-2338788

ANY UNKNOWN OWNER OF THE PROPERTY 7923 MANDAN RD, CONDO UNIT 678, GREEN-BELT, MD 20770 Parcel No. 21-2338788, 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** Case No.: CAE 18-43401

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 21-2338788 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PHASE III UNIT 678 APT 104 3,020.0000 SQ.FT. & IMPS. GREEN-BRIAR CONDO P

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

It is thereupon this 10th day of December 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 21-2338788 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132554 (12-20,12-27,1-3)

#### EMAWAYISH GERIMA Sovran Bank Sovran Bank Inland Mortgage Corp. Inland Mortgage Corp.

Inland Mortgage Corp. Michael Plak Louise A Pettitt Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2709 HUGHES RD, HYATTSVILLE, MD 20783. Parcel No. 21-2299477

ANY UNKNOWN OWNER OF THE PROPERTY 2709 HUGHES RD, HYATTSVILLE, MD 20783 Parcel No. 21-2299477, 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** Case No.: CAE 18-43402

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 21-2299477 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,156.0000 SQ.FT. & IMPS. BUCK LODGE LOT 6 BLK G

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

It is thereupon this 10th day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 21-2299477 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132555 (12-20,12-27,1-3)

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

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

(301) 961-6555

<u>132406</u>

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

## 4500 SHERBORN LA. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated December 21, 2009 and recorded in Liber 31401, Folio 203 among the Land Records of Prince George's County, MD, with an original principal balance of \$190,883.00, 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

#### JANUARY 2, 2019 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer recordation agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from 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. 327416-1)

#### 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

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

## 7659 EAST ARBORY CT., UNIT #274 LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated March 25, 2006 and recorded in Liber 24818, Folio 624 among the Land Records of Prince George's County, MD, with an original principal balance of \$131,000.00, 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

#### JANUARY 2, 2019 AT 11:12 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and de-scribed as Unit Numbered Two Hundred Seventy Four (274), in Building Lettered "LL" in the subdivision known as "Phase 15, Arbory 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of proparation methods of the county of the 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. 319418-1)

#### 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

> (12-13, 12-20, 12-27)132431

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

## 10110 TOWHEE AVE. HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated January 24, 2008 and recorded in Liber 32867, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$239,637.00, 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

#### JANUARY 2, 2019 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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 prenavment 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 null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 323837-1)

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

(12-13,12-20,12-27)

(12-13, 12-20, 12-27)132430 v.

Plaintiff,

#### **ORDER OF PUBLICATION**

THORNTON MELLON LLC

v.

ROBERT A GOODMAN Federal Home Loan Mortgage Corp Federal Home Loan Mortgage Corp WILLIAM C STENEMAN Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6419 DARWIN RD, LAUREL, MD 20707, Parcel No. 10-1102102

ANY UNKNOWN OWNER OF THE PROPERTY 6419 DARWIN RD, LAUREL, MD 20707 Parcel No. 10-1102102, 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 Case No.: CAE 18-43377

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 10-1102102 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

ESTATES. 10,046.0000 SQ.FT. & IMPS. SANDY SPRING ESTAT LOT 7 BLK E

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

It is thereupon this 10th day of December 2018, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 10-1102102 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.

#### MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132538 (12-20,12-27,1-3)

#### ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

MELVIN E LINDSLEY Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9105 STACEY M LN, CLINTON, MD 20735, Parcel No. 09-0901736

ANY UNKNOWN OWNER OF THE PROPERTY 9105 STACEY M LN, CLINTON, MD 20735 Parcel No. 09-0901736, 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 Case No.: CAE 18-43378

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 09-0901736 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

12,463.0000 SQ.FT. & IMPS. GREENFIELD LOT 8 BLK L

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

It is thereupon this 10th day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 09-0901736 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

#### True Copy—Test: Mahasin El Amin, Clerk 132539

(12-20,12-27,1-3)

## LEGALS

#### **ORDER OF PUBLICATION** THORNTON MELLON LLC

Plaintiff.

MARIA LUNA Unknown Occupant Unknown Owners

v.

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5411 QUINTANA ST, RIVERDALE, MD 20737, Parcel No. 19-2141885

ANY UNKNOWN OWNER OF THE PROPERTY 5411 QUINTANA ST, RIVERDALE, MD 20737 Parcel No. 19-2141885, 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 Case No.: CAE 18-43405

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 19-2141885 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7,500.0000 SQ.FT. & IMPS. GRETTAS ADDN TO RI LOT 22 BLK 5

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

It is thereupon this 10th day of De-cember 2018, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 19-2141885 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.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk (12-20,12-27,1-3) 132556

#### **ORDER OF PUBLICATION** THORNTON MELLON LLC

Plaintiff,

DORIS J MCPHERSON Navy Federal Credit Union Navy Federal Credit Union JOHN W GAFFNEY DORIS JEAN ESTATE OF **MCPHERSON** Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8612 REICHER ST, LANDOVER, MD 20785, Parcel No. 13-1503556

ANY UNKNOWN OWNER OF THE PROPERTY 8612 REICHER ST, LANDOVER, MD 20785 Parcel No. 13-1503556, 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 Case No.: CAE 18-43370

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1503556 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

11,165.0000 SQ.FT. & IMPS. ROYALE GARDENS LOT 12 BLK 1

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

It is thereupon this 10th day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspahaving a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 13-1503556 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk <u>132541</u> (12-20,12-27,1-3)

## 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

1935 S. ADDISON RD. A/R/T/A 1935 ADDISON RD. SOUTH DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated August 1, 2007 and recorded in Liber 28378, Folio 506 among the Land Records of Prince George's County, MD, with an original principal balance of \$180,172.00, 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

#### DECEMBER 26, 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 de-scribed as Unit numbered Nineteen Hundred Thirty-five (1935) in Group IV, in the "Olde Towne Village Condominium" and more fully described in the forward Deed of Trust. 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus 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 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. 200629-1)

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

ORDER OF PUBLICATION THORNTON MELLON LLC

#### LEGALS

132407

v.

Unknown Owners

#### LANKEN INVESTMENTS LLC LANKEN INVESTMENTS LLC LANKEN INVESTMENTS LLC Marlow Towers Condominium, Inc. Marlow Towers Condominium, Inc. Unknown Occupant

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3825 ST BARNABAS RD, CONDO UNIT: 3825 T202, SUITLAND, MD 20746, Parcel No. 06-0562900

ANY UNKNOWN OWNER OF THE PROPERTY 3825 ST BARN-ABAS RD, CONDO UNIT: 3825 T202, SUITLAND, MD 20746 Parcel No. 06-0562900, 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 Case No.: CAE 18-43393

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0562900 in Prince George's County, sold by the Collector of Taxes for Prince George's County Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

#### UNIT 3825 T 20 2. 1,693.0000 SQ. FT. & IMPS. MARLOW TOWERS COND

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

It is thereupon this 3rd day of De-cember 2018, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 06-0562900 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.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132483 (12-13.12-20.12-27)

ORDER OF PUBLICATION THORNTON MELLON LLC Plaintiff,

DOROTHY O & SAMUEL W MILLER ESTATE OF DOROTHY O MILLER Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3802 25TH AVE, TEMPLE HILLS, MD 20748, Parcel No. 06-0569558

ANY UNKNOWN OWNER OF THE PROPERTY 3802 25TH AVE, TEMPLE HILLS, MD 20748 Parcel No. 06-0569558, 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 Case No.: CAE 18-43390

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0569558 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

#### 5,500.0000 SQ. FT. & IMPS, HILL-CREST HEIGHTS LOT 18 BLK H

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

It is thereupon this 3rd day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 06-0569558 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

#### True Copy—Test: Mahasin El Amin, Clerk 132473 (12-13,12-20,12-27)

THORNTON MELLON LLC

**ORDER OF PUBLICATION ORDER OF PUBLICATION** THORNTON MELLON LLC

Plaintiff,

JAMES P LOWERY JR ESTATE OF JAMES PERKINS LOWERY IR Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5016 YORKVILLE RD, TEMPLE HILLS, MD, Parcel No. 06-0621540

ANY UNKNOWN OWNER OF THE PROPERTY 5016 YORKVILLE RD, TEMPLE HILLS, MD Parcel No. 06-0621540, 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 Case No.: CAE 18-43388

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0621540 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LTS 44.45. 41,452.0000 SQ. FT. & IMPS, YORKSHIRE VILLAGE BLK D

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

It is thereupon this 3rd day of De-cember 2018, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 06-0621540 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.

#### MAHASIN EL AMIN

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

True Copy—Test: Mahasin El Amin, Clerk 132467 (12-13,12-20,12-27) Plaintiff,

Aline & Raymond Davis, Sr. ALINE & RAYMOND DAVIS, SR. Raymond Davis, Jr. Unknown Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7211 MASON ST, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0622175

ANY UNKNOWN OWNER OF THE PROPERTY 7211 MASON ST, DISTRICT HEIGHTS, MD 20747 Parcel No. 06-0622175, the unknown owner's heirs, devisees, and per-

#### Defendants

# In the Circuit Court for Prince George's County

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0622175 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

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

It is thereupon this 3rd day of De-cember 2018, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 06-0622175 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.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy— Mahasin El A	-Test:
Mahasin Él A	Amin, Clerk
132469	(12-13,12-20,12-27)

## ORDER OF PUBLICATION

THORNTON MELLON LLC

#### FG HOME IMPROVEMENT, INC. HOME IMPROVEMENT INC FG CLEAR SKY FINANCIAL LLC CLEAR SKY FINANCIAL LLC RICHARD OPPENHEIM JR, ESQ Unknown Occupant Unknown Owners

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5702 TENNYSON ST, RIVERDALE, MD 20737, Parcel No. 19-2156164

ANY UNKNOWN OWNER OF THE PROPERTY 5702 TENNYSON ST, RIVERDALE, MD 20737 Parcel No. 19-2156164, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

#### In the Circuit Court for Prince George's County Case No.: CAE 18-43398

and interest

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0446377 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

## 4,957.0000 SQ. FT. & IMPS. HILL-CREST HEIGHTS LOT 24 BLK B

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

It is thereupon this 3rd day of De-cember 2018, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 06-0446377 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.

#### MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132484 (12-13, 12-20, 12-27)

#### **ORDER OF PUBLICATION**

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

2402 KENTON PL, TEMPLE HILLS,

ANY UNKNOWN OWNER OF THE PROPERTY 2402 KENTON

PL, TEMPLE HILLS, MD 20748 Par-

cel No. 06-0446377, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

Defendants.

MD 20748, Parcel No. 06-0446377

THORNTON MELLON LLC

Plaintiff,

MAX A & JANET C BURNS MAX A & JANET C BURNS ESTATE OF MAX A BURNS ESTATE OF MAX A BURNS Unknown Occupant Unknown Owners

Plaintiff,

ALL OTHER PERSONS THAT

Defendants. In the Circuit Court for

#### Prince George's County Case No.: CAE 18-43375

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 19-2156164 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

#### 6,650.0000 SQ. FT. & IMPS, CREST-WOOD LOT 2 BLK A

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

It is thereupon this 3rd day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of February 2019, and redeem the property with Parcel Identification Number 19-2156164 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.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

#### True Copy—Test: Mahasin El Amin, Clerk 132472 (12-13,12-20,12-27)

Case No.: CAE 18-43386

7,804.0000 SQ. FT. & IMPS, DIS-TRICT HEIGHTS LOT 16 BLK P

The complaint states, among other

sonal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

vs.

#### NOTICE

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

Substitute Trustees, Plaintiffs vs. NIKIYA SHERI BAGGETT BURNETTE

10308 Colevas Turn Cheltenham, MD 20623 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-17667

Notice is hereby given this 4th day of December, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10308 Colevas Turn, Cheltenham, MD 20623, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 4th day of January, 2019, 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

4th day of January, 2019. The report states the purchase price at the Foreclosure sale to be \$235,600.00.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk (12-13,12-20,12-27) 132489

NOTICE

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

#### vs. Carla D Hairston

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

Defendant

#### **CIVIL NO. CAEF 18-21785**

ORDERED, this 12th day of December, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15506 Chaddsford Lake Drive, Brandywine, Maryland 20613 mentioned in these proceed-ings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of January, 2019 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 14th day of January, 2019, next. The report states the amount of

sale to be \$225,610.00.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

132561 (12-20,12-27,1-3)

#### NOTICE

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

> Substitute Trustees Plaintiffs

AELESE COPELIN AUDREY FINCH 9402 Tester Drive Fort Washington, MD 20744 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-18711

Notice is hereby given this 28th day of November, 2018, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9402 Tester Drive, Fort Washington, MD lester Drive, Fort Washington, MD 20744, 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 28th day of December, 2018, provided a copy of this NOTICE be inserted in some weakly newspaper printed in scaid weekly newspaper printed in said County, once in each of three successive weeks before the 28th day of December, 2018.

The report states the purchase price at the Foreclosure sale to be \$216.000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk (12-6,12-13,12-20) <u>132414</u>

#### NOTICE

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

Substit	ute Trustees
	Plaintiffs
vs.	
BRIAN P. CORRIA AKA BRIAN CORRIA	

4007 Winchester Lane Bowie, MD 20715 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-25799

Notice is hereby given this 28th day of November, 2018, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4007 Winchester Lane, Bowie, MD 20715, 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 28th day of December, 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 28th day of De-cember 2018 cember, 2018. The report states the purchase price at the Foreclosure sale to be \$210,000.00.

SYDNEY J. HARRISON

#### Clerk, Circuit Court for

## NOTICE

LEGALS

vs.

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

Substitute Trustees, Plaintiffs THOMAS E. SKEETER, III NANCY BOURSIQUOT SKEETER 13806 Pleasant View Drive Bowie, MD 20720

vs

#### Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 15-25289

Notice is hereby given this 12th day of December, 2018 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13806 Pleasant View Drive, Bowie, MD 20720, 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 14th day of January, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of Januarv. 2019.

The report states the purchase price at the Foreclosure sale to be \$450,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132563 (12-20,12-27,1-3)

#### NOTICE

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

	Substitute	Trustees, Plaintiffs
vs.		
JOSE VILLATO MARIA VILLA 5818 30th Aver Hyattsville, MI	TORO iue	

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-07549

Notice is hereby given this 12th day of December, 2018 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5818 30th Avenue, Hyattsville, MD 20782, 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 14th day of January, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of January, 2019. The report states the purchase

price at the Foreclosure sale to be \$268,000.00.

#### MAHASIN EL AMIN

#### NOTICE

Carrie M. Ward, et al.

## 6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees, Plaintiffs

SEAN K. TILTON 14057 Vista Drive Unit 152 Laurel, MD 20707

#### Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-06709

Notice is hereby given this 12th day of December, 2018 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14057 Vista Drive, Unit 152, Laurel, MD 20707, 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 14th day of January, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of Janu-ary 2019 arv. 2019.

The report states the purchase price at the Foreclosure sale to be \$126,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy-Test:

<u>132564</u> (12-20,12-27,1-3) NOTICE

Mahasin El Amin, Clerk

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

Substitute Trustees Plaintiffs VS. BRETT J. LANDES ANDRÉA E. LANDES 4729 Captain Bayne Court Upper Marlboro, MD 20772

#### Defendant(s)

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-40888 Notice is hereby given this 12th day of December, 2018 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4729 Captain Bayne Court, Upper Marl-boro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of January, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of Janu-

ary, 2019. The report states the purchase price at the Foreclosure sale to be \$179,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court fo Prince George's County, Maryland

NOTICE

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

(12-20,12-27,1-3)

Substitute Trustees, Plaintiffs

Defendant(s)

True Copy—Test: Mahasin El Amin, Clerk

132567

vs.

IDA PROCTOR

DONALD PROCTOR

11301 Parkmont Drive Upper Marlboro, MD 20772

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-33839

Notice is hereby given this 12th day of December, 2018 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of

the property mentioned in these

Proceedings and described as 11301 Parkmont Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless

cause to the contrary thereof be

shown on or before the 14th day of January, 2019, provided a copy of this NOTICE be inserted in some

newspaper printed in said County, once in each of three successive

weeks before the 14th day of Janu-

ary, 2019. The report states the purchase price at the Foreclosure sale to be

MAHASIN EL AMIN

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

(12-20,12-27,1-3)

True Copy—Test: Mahasin El Amin, Clerk

\$243,745.00.

132569

## NOTICE

LEGALS

vs.

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

> Substitute Trustees, Plaintiffs

SHARON V. ARMSTRONG 7905 Elmwood Lane Clinton, MD 20735

#### Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-10903

Notice is hereby given this 12th day of December, 2018 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7905 Elmwood Lane, Clinton, MD 20735, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of January, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th

day of January, 2019. The report states the purchase price at the Foreclosure sale to be \$204,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132565 (12-20,12-27,1-3)

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

TO ALL PERSONS INTERESTED

IN THE ESTATE OF FRED WADE

Notice is given that Lena Miller, whose address is 7812 Sheriff Road, Hyattsville, MD 20785, was on No-vember 28, 2018 appointed personal representative of the small estate of Fred Wade, who died on February 14, 2018 without a will 14, 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 claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

LENA MILLER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

Po Box 1729

132560

PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20772

#### NOTICE

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

> Substitute Trustees, Plaintiffs

WILLIAM A FRAZIER, JR. THERESA M. FRAZIER 925 Clovis Avenue Capitol Heights, MD 20743

Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-14135

Notice is hereby given this 12th day of December, 2018 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 925 Clovis Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of January, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of January, 2019.

The report states the purchase price at the Foreclosure sale to be \$121,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132566 (12-20,12-27,1-3)

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

NOTICE

600 Baltimore Avenue, Suite 208

Rico Ashab, Personal Representative for the Estate of Demetrius H.

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 18-14743

Substitute Trustees,

Plaintiffs

Defendants

Edward S. Cohn

Richard J. Rogers

Michael McKeefery

Christianna Kersey

Towson, MD 21204

Yolanda E. Rich

9227 Limestone Place

College Park, MD 20740

AND

Brooks

Stephen N. Goldberg Richard E. Solomon

#### NOTICE

#### RICHARD McGILL

#### Substitute Trustee/Plaintiff

v.

HUMANITARIAN SERVICE CENTER OF AMERICA, INC. d/b/a ISLAMIC RESEARCH & HUMANITARIAN SERVICES CENTER, INC.

#### Defendant(s)

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

#### CAEF 18-14737

Notice is hereby given this 12th day of December, 2018, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported will be ratified and confirmed unless cause to the and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of January, 2019, 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 14th day of

The Report of Sale states the amount of the foreclosure sale price to be \$210,000.00. The property sold herein is known as 5305 Altoona Street and 1 Chamber Avenue, Capitol Heights, Maryland 20743, and otherwise known as **Parcel (1)**: Lots numbered 18 through 28 inclusive in Block 21 in the Subdivision known as "Otway B. Zantzinger's Subdivision of Capitol Heights" recorded among the Land Records of Prince George's County, Mary-land, in Liber J.W.B. 5 at Plat 676, rerecorded in Plat Book A at Plat 75, and **Parcel (2)**: all that parcel of ground known and designated as Block Twenty-Six (26) (located at the intersection of Chewton Avenue and Central Avenue) in the subdivision known "Otway B. Zantzinger's Subdivision of Capitol Heights", as per plat thereof recorded in Liber J.W.B 5 at Folio 676 and re-recorded in Plat Book A at Plat 75 among the Land Records of Prince George's County, Maryland; and lots one (1), two (2), three (3), four (4), five (5), thirty-seven (37), thirty-eight (38), (41) and forty-two (42) and the lot known as "Crystal Spring Ave." (sometimes referred to as the lots forty-three (43), and Forty-four (44) in block twenty-two in the subdivi-cion communication of the subdiviin block twenty-two in the subdriv-sion known as "Otway B. Zantzinger's Subdivision of Capitol Heights" as per plat thereof record among the Land Records of Prince George's County, Maryland in Liber J.W.B. 5 at Folio 676 and re-recorded in Plat Pock A at Plat 75 in Plat Book A at Plat 75.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132583 (12-20,12-27,1-3)

Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 132415 (12-6,12-13,12-20)

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

Robert A. Taylor 2807 Lakehurst Avenue District Heights, MD 20747 Defendant

v.

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-14008

Notice is hereby given this 12th day of December, 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 be-fore the 14th day of Lanuary 2019 fore the 14th day of January, 2019, 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 14th day of January, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$146,828.97. The property sold herein is known as 2807 Lakehurst Avenue, District Heights, MD 20747.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132576 (12-20, 12-27, 1-3)



Clerk of the Circuit Court fo Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk <u>1325</u>62 (12-20,12-27,1-3)

#### NOTICE

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

> Substitute Trustees, Plaintiffs

RENEE V. JENKINS 7101 Chaptico Court Brandywine, MD 20613

vs

#### Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-22423

Notice is hereby given this 12th day of December, 2018 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7101 Chaptico Court, Brandywine, MD 20613, 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 14th day of January, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 14th day of January, 2019. The report states the purchase

price at the Foreclosure sale to be \$330,600.00.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk (12-20,12-27,1-3) 132568

> CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, DECEMBER 10, 2018

#### **RESOLUTION R-19-07**

A RESOLUTION TO Support Amendment of the Annotated Code Section 9-318(h) of the Property Tax Article for a Tax Credit to Grocery Stores in a designated Healthy Food Priority Area.

#### **RESOLUTION R-19-08**

A RESOLUTION to Amend the Strategic Plan and the Strategic Plan Goal 3b for City of Seat Pleasant.

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

City Hall 311 68th PL Seat Pleasant, Maryland 20743-2125 (12-20,12-27) NOTICE

Estate No. 111394

(12-20)

Plaintiffs

Defendants

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,

Ioann Dale, a/k/a Joann Blackmun, Personal Representative for the Estate of Moses Blackmun, Jr.

Deborah Hines, Personal Representative for the Estate of Moses Blackmun, Jr.

#### AND

AND

Hannah R. Hines, Personal Representative for the Estate of Moses Blackmun, Jr.

5815 Arbroath Drive Clinton, MD 20735

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-27829

Notice is hereby given this 12th day of December, 2018, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of January, 2019, 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 14th day of January, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$210,000.00. The property sold herein is known as 5815 Arbroath Drive, Clinton, MD 20735.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

#### True Copy—Test: Mahasin El Amin, Clerk (12-20,12-27,1-3) 132578

Notice is hereby given this 12th day of December, 2018, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 14th day of Japuary 2019 fore the 14th day of January, 2019, 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 14th day of

January, 2019. The Report of Sale states the amount of the foreclosure sale price to be \$271,000.00. The property sold herein is known as 9227 Limestone Place, College Park, MD 20740.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132573 (12-20,12-27,1-3)

#### NOTICE

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

Debra R. Kennedy

AND

v.

Thomas F. Kennedv

8510 Contee Road Laurel, MD 20708

### In the Circuit Court for Prince

Defendants

## George's County, Maryland Case No. CAEF 18-27828

Notice is hereby given this 12th day of December, 2018, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of January, 2019, 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 14th day of January, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$464,138.33. The property sold herein is known as 8510 Contee Road, Laurel, MD 20708.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132575 (12-20,12-27,1-3)

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

7118 GOBLET WAY CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated November 1, 2006 and recorded in Liber 28153, Folio 527 among the Land Records of Prince George's County, MD, with an original principal balance of \$286,000.00, 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

#### DECEMBER 26, 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 \$45,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 to all transfer, recordation, agricultural or other taxes or charges assessed by are adjusted as of the date of sale, and thereafter assumed by the purchaser. to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be full and void, and the runchaser 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-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. 318331-1)

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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 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

#### 12629 WRIGHTWOOD CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated September 3, 2015 and recorded in Liber 37511, Folio 572 among the Land Records of Prince George's County, MD, with an original principal balance of \$241,326.00, 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

#### DECEMBER 26, 2018 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 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. 323719-1)

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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

(12-6,12-13,12-20) 132402

#### 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

#### 155 POTOMAC PASSAGE, UNIT # 906 OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated April 20, 2010 and recorded in Liber 31716, Folio 413 among the Land Records of Prince George's County, MD, with an original principal balance of \$237,518.00, 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

#### DECEMBER 26, 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 \$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 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 early prepayment of water and sewer charges may be ascretained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with beloan servicer i

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

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(12-6,12-13,12-20)

(12-6,12-13,12-20) 132401

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132400

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

#### 3352 HUNTLEY SQUARE DR., UNIT # B2 TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated November 26, 2008 and recorded in Liber 30209, Folio 193 among the Land Records of Prince George's County, MD, with an original principal balance of \$152,981.00, 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

#### JANUARY 2, 2019 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 described as Unit 3352 B-2 in Huntley Square Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by FOR THE PURCHASER. Adjustment of current year's real property taxes to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds excluding the purchaser is provided to any surplus proceeds and entire deposition. 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. 330239-1)

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

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

#### 7001 SADDLEBOW CT. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated August 21, 2017 and recorded in Liber 40061, Folio 35 among the Land Records of Prince George's County, MD, with an original principal balance of \$402,573.00, 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

#### DECEMBER 26, 2018 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$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 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 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. 329835-1)

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

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(12-6,12-13,12-20) 132404

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

#### 201 CASTLETON TERR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated February 27, 2006 and recorded in Liber 24625, Folio 202 among the Land Records of Prince George's County, MD, with an original principal balance of \$318,000.00, 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

#### DECEMBER 26, 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any defreed water and cover charges that purpose to the cover charges that purpose to the sale to be paid by the purchaser. ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall 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. 308861-1)

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

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(12-6,12-13,12-20)

(12-13,12-20,12-27) 132403

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

#### 850 LAKE SHORE DR. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated April 28, 2008 and recorded in Liber 29617, Folio 305 among the Land Records of Prince George's County, MD, with an original principal balance of \$315,056.00, 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

#### JANUARY 2, 2019 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 \$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 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, 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 ito any reapyment agreement, reinstated or paid off the loan prior to

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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

#### 833 SAINT MICHAELS DR. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated June 21, 2007 and recorded in Liber 28211, Folio 479 among the Land Records of Prince George's County, MD, with an original principal balance of \$265,000.00, 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

#### JANUARY 2, 2019 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 \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, subject to post-sale audit of the status of the loan prior to the sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered at assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether t

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#### LEGALS

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

#### 6609 KIPLING PKWY. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated June 9, 2017 and recorded in Liber 39711, Folio 547 among the Land Records of Prince George's County, MD, with an original principal balance of \$204,232.00, 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

#### JANUARY 2, 2019 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 \$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 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 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 it to any reapyment agreement, reinstated or paid of the loan prior to the sale. If purchaser fails to settle within ten days of ratification, s

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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

(12-13,12-20,12-27)

(12-13,12-20,12-27) 132434

(12-13,12-20,12-27) 132435

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

(301) 961-6555

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

#### 1003 LARCHMONT AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated December 18, 2007 and recorded in Liber 29341, Folio 423 among the Land Records of Prince George's County, MD, with an original principal balance of \$130,000.00, 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

#### JANUARY 8, 2019 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$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 purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer recordation agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds excluding the purchaser is provided to any surplus proceeds and entire deposition of the defaulted purchaser shall not be entitled to any surplus proceeds are subject to any surplus proceeds are subject. 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. 326044-1)

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

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

#### 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

#### JANUARY 8, 2019 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of proparation are 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 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. 321850-1)

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(12-20,12-27,1-3) 132516

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

#### 12606 LAMPTON LA. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated February 25, 2008 and recorded in Liber 29457, Folio 10 among the Land Records of Prince George's County, MD, with an original principal balance of \$310,500.00, 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

#### JANUARY 8, 2019 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 \$37,000 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 prenavment 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 null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 302774-1)

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

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(12-20,12-27,1-3)

(12-20,12-27,1-3) 132515

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

#### 3616 24TH AVE. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated February 22, 2007 and recorded in Liber 27380, Folio 288 among the Land Records of Prince George's County, MD, with an original principal balance of \$284,000.00, 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

#### JANUARY 2, 2019 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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 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 terest. If purchaser fails to setter within the days of ratification, sub

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

#### 3103 IDYLL CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated June 29, 2005 and recorded in Liber 23197, Folio 418 among the Land Records of Prince George's County, MD, with an original principal balance of \$168,000.00, 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

#### JANUARY 2, 2019 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property and sustary sole to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid of the loan prior to the sale is subject to post-sale audit of the status of the loan with the loan

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

#### 11005 SPRING FOREST WAY FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated April 24, 2013 and recorded in Liber 34714, Folio 313 among the Land Records of Prince George's County, MD, with an original principal balance of \$318,985.00, 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

#### JANUARY 2, 2019 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$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 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 into any reapyment agreement, reinstated or paid off the loan prior to the sale is ubject to post-sale audit of the status of the loan with the l

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

#### 12200 MACKELL LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated February 13, 2006 and recorded in Liber 24517, Folio 360 among the Land Records of Prince George's County, MD, with an original principal balance of \$275,200.00, 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

#### JANUARY 2, 2019 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$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 pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by are adjusted as of the date of sale, and thereafter assumed by the purchaser. to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from 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. 305194-1)

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

#### 11705 HORSE STABLE CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated December 28, 2009 and recorded in Liber 31314, Folio 435 among the Land Records of Prince George's County, MD, with an original principal balance of \$407,457.00, 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

#### JANUARY 2, 2019 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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 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. 314753-2)

#### 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

(12-13,12-20,12-27) 132398

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

#### 131 CINDY LA. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated September 25, 2008 and recorded in Liber 30072, Folio 359 and re-recorded in Liber 35888, Folio 467 among the Land Records of Prince George's County, MD, with an original principal balance of \$304,981.00, 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

#### DECEMBER 26, 2018 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for corrupt of prepayment of users and owner of the second 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 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. 321954-1)

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

(12-6,12-13,12-20)

(12-13,12-20,12-27) 132440

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

#### 4321 KINMOUNT RD. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated May 23, 2006 and recorded in Liber 25331, Folio 409 among the Land Records of Prince George's County, MD, with an original principal balance of \$541,500.00, 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

#### JANUARY 8, 2019 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 \$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 rucredit. 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 usard 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 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 prior to the sale is usible to onstructed by the purchaser is cellopsite settlemination of whether the borrower e

#### 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

#### 11501 CARROLL CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated July 26, 2007 and recorded in Liber 29242, Folio 497 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

#### JANUARY 8, 2019 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 \$49,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the curchaser to the lienholder and 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 sases dby purchaser is responsible for obtaining physical possession of the property, and sasumes 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 terest. If purchaser fails to setthe within ten days of ratification, subje

#### 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

#### 1409 COLONY RD. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated August 31, 2017 and recorded in Liber 40064, Folio 274 among the Land Records of Prince George's County, MD, with an original principal balance of \$280,681.00, 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

#### JANUARY 8, 2019 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Furchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to be lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for taxing the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser 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 so

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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

(12-20,12-27,1-3)

(12-20,12-27,1-3) 132518

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555 (12-20, 12-27, 1-3)

132519

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

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

132517

(301) 961-6555

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

#### 9128 5TH ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated December 30, 2009 and recorded in Liber 31398, Folio 286 among the Land Records of Prince George's County, MD, with an original principal balance of \$149,216.00, 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

#### JANUARY 8, 2019 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 \$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 purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer recordation agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds excluding the purchaser is provided to any surplus proceeds and entire deposition of the defaulted purchaser shall not be entitled to any surplus proceeds are subject to any surplus proceeds are subject. 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. 323061-1)

#### 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

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

#### 10510 EDGEMONT DR. HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated January 13, 2006 and recorded in Liber 25369, Folio 218 among the Land Records of Prince George's County, MD, with an original principal balance of \$60,000.00, 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

#### JANUARY 8, 2019 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. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

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. 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. 324824-2)

#### 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

(12-20,12-27,1-3) 132522

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

#### 8207 WATERSIDE CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated January 13, 2006 and recorded in Liber 24396, Folio 272 among the Land Records of Prince George's County, MD, with an original principal balance of \$1,192,500.00, 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

#### JANUARY 8, 2019 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, believed to be waterfront, 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 \$143,000 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 burports 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 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. 196357-1)

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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

(12-20,12-27,1-3)

(12-20,12-27,1-3) 132521

vs.

NOTICE

Substitute Trustees, Plaintiffs

Defendant(s)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

ANDREW ROBINSON, JR.

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 18-12356

Notice is hereby given this 12th day of December, 2018 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of

the property mentioned in these proceedings and described as 4711

Alcon Drive, Temple Hills, MD 20748, 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 14th day of

January, 2019, provided a copy of this NOTICE be inserted in some

newspaper printed in said County, once in each of three successive weeks before the 14th day of Janu-

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

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

(12-20,12-27,1-3)

True Copy—Test: Mahasin El Amin, Clerk

\$175,000.00.

132572

4711 Alcon Drive Temple Hills, MD 20748

Carrie M. Ward, et al.

#### **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

3030 IRMA CT. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated March 21, 2006 and recorded in Liber 25289, Folio 198 among the Land Records of Prince George's County, MD, with an original principal balance of \$224,300.00, 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 Mein St.) en Moin St. (1990) and 1990 a located on Main St.), on

#### JANUARY 8, 2019 AT 11:25 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and de-scribed as Unit 3030, Phase 3, Building C-7, "Windsor Crossing 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-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 orch owner of this property, and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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 arreament 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 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. 330013-1)

#### 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

(12-20,12-27,1-3)

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

132533

# PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

LEGALS

vs.

**OFFICIAL NOTICE** 

Notice of

#### **Public Hearing**

Pursuant to Section 26-1803 of the Alcoholic Beverage Article of the Annotated Code of Maryland, no-tice is hereby given that all alcoholic beverage licenses in Prince George's County will expire as follows:

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

In order to process a protest against the granting of the 2019-2020 License Renewal, a protest notice must be submitted to the Board of License Commissioners no later than March 1, 2019.

Protest of a renewal shall be filed on or before <u>March 1, 2019</u> at the Board of License Commissioners, 9200 Basil Court, Suite 420, Largo, Maryland 20774.

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

BOARD OF LICENSE COMMISSIONERS (Liquor Control Board) THOMAS GRAHAM, CHAIRMAN

ARMANDO CAMACHO, VICE CHAIRMAN FRIC BOWMAN COMMISSIONER

SHARON M. GRAYSON KELSEY, COMMISSIONER KENNETH J. MILES, COMMISSIONER

Attest Kelly E. Markomanolakis Administrative Assistant September 26, 2018

132396 (12-6,12-27)

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

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs v. Roxann Brown 225 Seneca Drive Oxon Hill, MD 20745 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25055 Notice is hereby given this 12th

## NOTICE

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

Substitute Trustees

ALVIN LEROY TUCKER 4049 Caribon Street Bowie, MD 20721

Defendant(s)

Plaintiffs

## In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 18-21808

Notice is hereby given this 12th day of December, 2018 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4049 Caribon Street, Bowie, MD 20721, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or

Prince George's County, Maryland

132570

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

Geoffrey King

AND

v.

Brook Adams, a/k/a Brooke Adams

2106 Barrowfield Road Fort Washington, MD 20744

In the Ci George's County, Maryland Case No. CAEF 18-10562

Notice is hereby given this 4th day of December, 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

#### NOTICE

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

Substitute Trustees VS. IERRI C. MCLEAN

2203 Porter Avenue Suitland, MD 20746

#### Defendant(s)

Plaintiffs

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-23840

Notice is hereby given this 12th day of December, 2018 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2203 Porter Avenue, Suitland, MD 20746, 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 14th day of January, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three

The report states the purchase price at the Foreclosure sale to be \$227,000.00.

#### MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

(12-20,12-27,1-3)

#### **LEGALS**

#### PRINCE GEORGE'S COUNTY NOTICE

For a County property west of 5901 Ammendale Road, Beltsville, MD 20705 has submitted an application to the WSA for a Permit to retrofit and repair the Indian Creek Site 2 Dam - Ammendale Business Campus (Mary-land Dam #278), located on USE-III waters, east of Trolley Lane and south and west of Ammendale Road in Beltsville, Maryland. The proposed work includes excavating for a wet pond, repairing the emergency spillway, and adding two (2) feet to the top of dam. The dam is a 20.4 foot tall earther em-bankment that is currently classified as a "high hazard" dam. Plans for the proposed project have been submitted to the Dam Safety Division for evaluation. Written comments or request to be placed on the interested persons list, or request for a public informational hearing must be received on or before January 5th 2019. Further notices about action on the application will be provided only by mail to those persons on a mailing list of interested persons. On all correspondence, please provide your name, address and tele-phone number, and refer to the Dam Safety file number 17-MR-0129. For more information regarding the Waterways Construction Permit, please contact Scott Bass, Dam Safety Division, Water and Science Administration, 1800 Washington Blvd, Baltimore, Maryland 21230, by telephone at (410)-537-4401, or by e-mail at scott.bass@maryland.gov

Defendants	132584	(12-20)
Circuit Court for Prince e's County, Marvland	ORDER OF PUBLICATION	NOTICE

Plaintiff,

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

Substitute Trustees Plaintiffs

Merwyn K. Green Defendant

vs.

True Copy—Test: Mahasin El Amin, Clerk <u>132571</u>

(12-20,12-27,1-3)

True Copy—Test: Mahasin El Amin, Clerk

The report states the purchase price at the Foreclosure sale to be \$244,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court for

before the 14th day of January, 2019,

provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three

#### (301) 961-6555

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

## 7306 SARA ST. HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated May 8, 2006 and recorded in Liber 25378, Folio 458 among the Land Records of Prince George's County, MD, with an original principal balance of \$351,000.00, 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

#### JANUARY 8, 2019 AT 11:26 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from 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. 76036-2)

#### 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

132534

(12-20,12-27,1-3)

day of December, 2018, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 14th day of January, 2019, 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 14th day of January, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$115,500.00. The property sold herein is known as 225 Seneca Drive, Oxon Hill, MD 20745.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132579 (12-20,12-27,1-3)

#### 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

Orpheus K. Kennedy

AND

Robin A. Kennedy

12303 Wheeling Avenue Upper Marlboro, MD 20772 Defendants

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-08439

Notice is hereby given this 12th day of December, 2018, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 14th day of January, 2019, 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-

County, once in each of three succes-sive weeks before the 14th day of January, 2019. The Report of Sale states the amount of the foreclosure sale price to be \$209,760.00. The property sold herein is known as 12303 Wheeling Avenue, Upper Marlboro, MD 20772

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk

132577 (12-20, 12-27, 1-3)

confirmed, unless cause to the contrary thereof be shown on or before the 4th day of January, 2019, 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 4th day of January, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$195,040.22. The property sold herein is known as 2106 Barrowfield Road, Fort Washington, MD 20744.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy-Test: Mahasin El Amin, Clerk <u>132487</u> (12-13,12-20,12-27)

#### PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

#### NOTICE OF

#### PUBLIC HEARING

NOTICE IS HEREBY GIVEN: That the following establishments have filed for a Special Entertainment Permit pursuant to Section 26-1103 of the Alcoholic Beverage Article of the Annotated Code of Maryland:

t/a Spectrum Lounge Holmes Lounge, LĽC Class B, Beer, Wine and Liquor 10601 Baltimore Avenue Beltsville, 20705

#### And

t/a Gringada Mexican Restaurant Alamo - Gringada, LLC Class B(R), Beer, Wine and Liquor 12300 Baltimore Avenue Beltsville, 20705

A Public Hearing will be held on:

January 9, 2019 7:00 p.m. 9200 Basil Court Room 410 Largo, Maryland 20774

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)

Attest: Kelly Markomanolakis Administrative Assistant December 3, 2018

132558

(12-20,12-27)

**KELLIE STIGGERS** Unknown Occupant Unknown Owners

TAMEKA RIGGINS

THORNTON MELLON LLC

ALEXANDRA MCCLURKIN

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1000 CYPRESSTREE DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2093243

ANY UNKNOWN OWNER OF THE PROPERTY 1000 CY-PRESSTREE DR, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2093243, 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 Case No.: CAE 18-43407

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 18-2093243 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

#### LOTS 604.606.

7,500.0000 SQ.FT. & IMPS. CEDAR HEIGHTS

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

It is thereupon this 10th day of De-cember 2018, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of February 2019, and redeem the property with Parcel Identification Number 18-2093243 and answer the complaint or there-after a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132547 (12-20,12-27,1-3)



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

#### **CIVIL NO. CAEF 16-25690**

ORDERED, this 28th day of November, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2101 Columbia Avenue, Landover, Maryland 20785 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of December, 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 28th day of December, 2018, next. The report states the amount of sale to be \$25,200.00.

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

<u>132419</u> (12-6,12-13,12-20)

#### 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

Carolyn A. Hopkins 3826 Winchester Lane Bowie, MD 20715

#### Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-20783

Notice is hereby given this 12th day of December, 2018, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 14th day of January, 2019, 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 14th day of Ianuary, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$270,335.51. The property sold herein is known as 3826 Winchester Lane, Bowie, MD 20715.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 132574 (12-20, 12-27, 1-3)

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

#### 7517 CITADEL DR. COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated April 25, 2003 and recorded in Liber 17547, Folio 409 among the Land Records of Prince George's County, MD, with an original principal balance of \$172,000.00, 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

#### JANUARY 2, 2019 AT 11:24 AM

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

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

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the 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 audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower en

#### 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.

132442

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

#### 6223 43RD AVE. HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated October 1, 2004 and recorded in Liber 22974, Folio 739 among the Land Records of Prince George's County, MD, with an original principal balance of \$352,000.00, 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

#### JANUARY 2, 2019 AT 11:25 AM

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

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the yurchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser to solve or desires 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 loap site of sale. The sale is subject to post-sale audit of the status of the loap site to be avil by purchaser to be paid by the purchaser 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 loap site sale by contasing the lienholder.

#### 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

(12-13,12-20,12-27) 132443

(12-13,12-20,12-27)

132444

#### 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

#### 3335 HUNTLEY SQUARE DR., UNIT # C-1 TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated July 25, 2008 and a Consent Order recorded in Liber 38794, Folio 100 among the Land Records of Prince George's County, MD, with an original principal balance of \$157,146.00, 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

#### JANUARY 2, 2019 AT 11:26 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit Numbered and Lettered 3335-C-1, in the subdivision known as "Plat and Plan of Condominium Subdivision-Huntley Square 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 \$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 morey at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to be lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is su

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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

(12-13,12-20,12-27)

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

(301) 961-6555

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

#### 7116 SILVERTON CT. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated March 23, 2009 and recorded in Liber 30673, Folio 120 among the Land Records of Prince George's County, MD, with an original principal balance of \$373,244.00, 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

#### JANUARY 2, 2019 AT 11:27 AM

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

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

Terms of Sale: A deposit of \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from 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. 169867-1)

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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

#### (301) 961-6555

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

#### 11318 SOUTHLAKES DR. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated July 10, 2007 and recorded in Liber 28257, Folio 723 among the Land Records of Prince George's County, MD, with an original principal balance of \$325,000.00, 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

#### JANUARY 2, 2019 AT 11:28 AM

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

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

Terms of Sale: A deposit of \$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 proparation methods of 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 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. 330755-1)

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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

(12-13,12-20,12-27) 132523

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

#### 17301 SUMMERWOOD LA. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated February 21, 2007 and recorded in Liber 28346, Folio 582 among the Land Records of Prince George's County, MD, with an original principal balance of \$480,300.00, 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

#### JANUARY 8, 2019 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. The property will be sold subject to utility liens of record.

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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 prenavment 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 null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 45863-1)

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

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(12-20,12-27,1-3)

(12-13,12-20,12-27) 132446

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY** 5816 FOLGATE COURT

CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Victor Reyes and Cassandra Reyes, dated March 18, 2011 and recorded in Liber 32776, Folio 166 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$225,688.00, and an original interest rate of 5.250%, 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 JANUARY 2, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,000.00 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 taxe and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

<u>132453</u>

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 2552 CAMPUS WAY NORTH MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Charles H. Hollins, Jr. and Ann F. Hollins, dated December 14, 2016 and recorded in Liber 39212, Folio 428 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$432,030.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANU-ARY 2, 2019 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 \$44,000.00 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 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 underly ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Sub-stitute Trustees cannot convey insurable title, the purchaser's sole rem-edy 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 corrigor including, but not limited to detormine 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 Kersev, Substitute Trustees

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

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

**LEGALS** 

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

## 1005 CHILLUM ROAD # 308 HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Amanda Cedillos-Gutierrez, dated March 30, 2007 and recorded in Liber 27745, Folio 733 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$189,520.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 8, 2019 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 \$15,000.00 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 unchaser shall be have have not unchaser of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Sub-stitute Tructore compay insurable it to the purchaser's colo remstitute Trustees cannot convey insurable title, the purchaser's sole rem-edy 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

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(12-20,12-27,1-3)

#### LEGALS

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

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### **IMPROVED REAL ESTATE**

#### 13140 GRAND VIEW COURT UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Estate Of Rosalind Noreen Ransby, dated January 30, 2004, and recorded in Liber 19189 at folio 167 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

#### **JANUARY 8, 2019**

#### 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.75% 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 Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-surved hor other by the purchaser. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of ssle. 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 # 18-602249)

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

132507

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

(12-20,12-27,1-3) 132509

## LEGALS

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

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

#### **10302 BIRDIE LANE** UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Kenneth S Nelson and Barrington G. Brown, dated May 4, 2007, and recorded in Liber 27799 at folio 528 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Dural Wine of the Brings County County County Area and the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

## **JANUARY 8, 2019**

#### 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 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 \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees if the property is purchased by an entity other than the 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 as sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-600097)

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

(12-20,12-27,1-3) 132510 McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

LEGALS

#### 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 County County, which have a dates 14725 Main Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

#### **JANUARY 8, 2019**

#### 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 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 \$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 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

(12-20,12-27,1-3)

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

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

10107 PRINCE PLACE #204 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Jef-Frey 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 rustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 2, 2019 AT 11:00 AM.

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

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

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

> Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (12-13,12-20,12-27)

#### 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** 

5006 BROOKHAVEN COURT OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Idella Freeny Shavers, dated November 29, 2004 and recorded in Liber 21765, Folio 674 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$202,950.00, and an original interest rate of 3.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main the Universe Markhare. St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on JANUARY 2, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$20,000.00 by cer-It any and with no warranty of any kind. A deposit of \$20,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

LEGALS

vs.

#### 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** 

1004 FAIRVIEW AVENUE TAKOMA PARK, MD 20912

Under a power of sale contained in a certain Deed of Trust from Lidia Del Carmen Carillo, dated December 20, 2005 and recorded in Liber 23909, Folio 316 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$136,000.00, and an original interest rate of 4375.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St. Unreer Markhan, MD 20272 (Forst of Main St. Main St. Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 2, 2019 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, f any and with no warranty of any kind. A deposit of \$13,900.00 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 bilding, 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 auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole rem-edy 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

132448

(12-13,12-20,12-27)

#### **LEGALS**

#### NOTICE

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

vs.

<u>132447</u>

Wesley S. Jefferson

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

Defendant

#### **CIVIL NO. CAEF 18-26387**

ORDERED, this 3rd day of December, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 14200 Farnsworth Lane, Unit 204, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of January, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 3rd day of January, 2019, next. The report states the amount of

sale to be \$76,000.00.

#### MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk (12-13,12-20,12-27) 132462

True Copy—Test: Mahasin El Amin, Clerk 132463 (12-13,12-20,12-27)

#### **OFFICIAL NOTICE**

On November 20, 2018, the Board of Commissioners for The Town of Upper Marlboro passed Ordinance 2018-08: CREATING, DEFINING AND DESIGNATING CERTAIN TAX CLASSIFICATIONS FOR RESIDENTIAL AND COMMERCIAL REAL PROPERTY SITUATED WITHIN THE TOWN AND SUBJECT TO MUNICIPAL TAXATION, AND GENERALLY RELAT-ING TO MUNICIPAL TAXATION. The ordinance became effective on December 10, 2018. Copies can be downloaded from Town website: http://uppermarlboromd.gov hardcopies available at Town Hall, 14211 School Ln, Upper Marlboro MD 20772. —Town of Upper Marlboro; By: M. David Williams, Town Clerk/Administrator

132580

(12-20)

## NOTICE

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

Substitute Trustees, Plaintiffs VS. KEITH HOWARD-STREICHER 15601 Burford Lane Upper Marlboro, MD 20774 Defendant(s)

Court for Prince George's County, Maryland, that the sale of the prop-Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 15601 Burford Lane, 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 4th day of January, 2019, 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 4th day of January, 2019.

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

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

132490

#### **OFFICIAL NOTICE**

On December 11, 2018, the Board of Commissioners for The Town of Upper Marlboro passed Ordinance 2018-09: DECLARING PARCEL 51 OF GRID E2, MAP 101 LOCATED WITHIN THE TOWN OF UPPER MARLBORO TO BE SURPLUS PROPERTY AND AUTHORIZING OR RATIFYING THE TRANSFER OF SAID PROPERTY LOCATED AT 14212 SCHOOL LANE, UPPER MARLBORO, MD 20772 AND THE EXECUTION OF A DEED BY THE TOWN CONVEYING SAID LOT TO THE ABUTTING PRIVATE LOT OWNERS; AND GENERALLY RELATING TO THE DISPOSAL OF SUR-PLUS REAL PROPERTY. The ordinance became effective on January 1, 2019. Copies can be downloaded from Town website: <u>http://uppermarlboromd.gov</u> hardcopies available at Town Hall, 14211 School Ln, Upper Marlboro MD 20772. —Town of Upper Marlboro; By: M. David Williams, Town Clerk/Administrator

132581

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

NOTICE

(12-13,12-20,12-27)

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

<u>132449</u>

Plaintiffs vs. ELSIE UDUHIRI 12111 Windbrook Drive Clinton, MD 20735

Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-20816

Notice is hereby given this 3rd day of December, 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 12111 Windbrook Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of January, 2019, 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 3rd day of January, 2019.

The report states the purchase price at the Foreclosure sale to be \$265,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—	Test:	True Copy–	–Test:
Mahasin El A	Amin, Clerk	Mahasin El	Amin, Clerk
132464	(12-13,12-20,12-27)	132488	(12-13,12-20,12-27)

#### **OFFICIAL NOTICE**

On December 11, 2018, the Board of Commissioners for The Town of Upper Marlboro passed Emergency Ordinance 2018-11: AMENDING ORDI-NANCE 2016-02 (VEHICLE AND TRAFFIC) THEREBY DESIGNATING A NEW PARKING METER ZONE ALONG GOVERNOR ODEN BOWIE DRIVE AND GENERALLY RELATING TO THE REGULATION OF PARKING AND TRAFFIC. The ordinance becomes effective on January 1, 2019. Copies can be downloaded from Town website: <u>http://uppermarl-boromd.gov</u> hardcopies available at Town Hall, 14211 School Ln, Upper Marlboro MD 20772. -Town of Upper Marlboro; By: M. David Williams, Town Clerk/Administrator

132582

(12-20)

(12-20)

The Prince George's Post

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

# NOTICE

Substitute Trustees

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

Substitute Trustees,

Plaintiffs

DIANA K. WYLES 14535 Marlborough Circle Upper Marlboro, MD 20772 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-15641

Notice is hereby given this 4th day of December, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14535 Marlborough Circle, Upper Marlboro, MD 20772, 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 4th day of January, 2019, 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 4th day of January, 2019.

The report states the purchase price at the Foreclosure sale to be \$159,600.00.

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

NOTICE

## **LEGALS**

vs.

Plaintiffs

Defendants

NOTICE

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

**CIVIL NO. CAEF 17-26185** 

ORDERED, this 3rd day of De-cember, 2018 by the Circuit Court of

PRINCE GEÓRGE'S COUNTY,

Maryland, that the sale of the prop-erty at 13501 Gresham Court, Bowie, Maryland 20720 mentioned

in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified

and confirmed, unless cause to the contrary thereof be shown on or be-

sale to be \$272,986.00.

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

Substitute Trustees

Robert D. Burnett and

vs

Ava P. Burnett

#### fore the 3rd day of January, 2019 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 3rd day of January, 2019, next. \$346.286.00. The report states the amount of

MAHASIN EL AMIN MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerkk

(12-13,12-20,12-27)

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

Rockville, MD 20852

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

Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4305 Donna Street, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 4th day of January, 2019, 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 4th day of January, 2019.

The report states the purchase price at the Foreclosure sale to be 20,000.00.

frue Copy—T	est:
Mahasin El Ai	nin, Clerk
.32491	(12-13,12-20,1

# Notice is hereby given this 4th day of December, 2018, by the Circuit

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

2-27)

frue Copy—T	est:
Mahasin El Ai	min, Clerk
.32491	(12-13,12-20,12

1

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-36019 Notice is hereby given this 4th day of December, 2018, by the Circuit

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

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

12824 GLYNIS ROAD CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Luther People, Jr., dated August 29, 2008 and recorded in Liber 29993, Folio 636 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$302,835.59, and an original interest rate of 2.340%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main Ct. Unware Marthere, MD 202727 [front of Ct. entering to Public St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on JANUARY 2, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase menoy at the pate trate from the date of foreclosure 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 Frustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Sub-stitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

> Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (12-13,12-20,12-27)

#### 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** 703 PAINTER COURT CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Edna Forbes, dated October 28, 2006 and recorded in Liber 26677, Folio 589 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$85,000.00, and an original interest rate of 7.750%, default having occurred under the terms thereof, the Sub-stitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 2, 2019 AT 11:00 AM.

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

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

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

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

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**

8810 DELLA LANE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Harold T. Mattison and Patricia Mattison, dated March 30, 2016 and recorded in Liber 38092, Folio 568, and re-recorded at Liber 38539, Folio 066 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$415,000.00, and an original interest rate of 3.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 2, 2019 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, f any and with no warranty of any kind. A deposit of \$40,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid 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 dofaulting purchaser shall be liable for the auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and 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 rem-edy 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

VS.

132450

#### LEGALS

#### NOTICE

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

> Substitute Trustees. Plaintiffs

vs. PAUL E. GRESHAM

2804 Alex Court Bowie, MD 20716 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-28688

Notice is hereby given this 28th day of November, 2018, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2804 Alex Court, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of December, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each three successive weeks before the 28th day of December, 2018.

The report states the purchase price at the Foreclosure sale to be \$315,000.00.

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

(12-6,12-13,12-20) 132408

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

> Substitute Trustees, Plaintiffs

vs. SHERRI JACKSON 1015 Centennial Drive

Fort Washington, MD 20744 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-08393

Notice is hereby given this 28th day of November, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1015 Centennial Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of December, 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 28th day of December, 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

<u>132409</u> (12-6,12-13,12-20) NOTICE

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

> Substitute Trustees, Plaintiffs

#### VS.

132451

AJECY BOURDEAU 3401 Village Drive North A/R/T/A 3401 North Village Drive Upper Marlboro, MD 20772 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-19190

Notice is hereby given this 28th day of November, 2018, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3401 Village Drive North, A/R/T/A 3401 North Village Drive, Upper Marl-boro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of December, 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 28th day of December, 2018.

The report states the purchase price at the Foreclosure sale to be \$204,600.00.

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

132410 (12-6,12-13,12-20)

### NOTICE

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

> Substitute Trustees Plaintiffs

(12-13,12-20,12-27)

vs.	
BARBARA T. POTEAT	ſ
TYRONE D. POTEAT	
4712 Floral Park Road	
Brandywine, MD 2061	.3
-	Defendant(s)

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

## Case No. CAEF 18-20788

Notice is hereby given this 28th day of November, 2018, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4712 Floral Park Road, Brandywine, MD 20613, 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 28th day of December, 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 28th day of December, 2018.

The report states the purchase price at the Foreclosure sale to be \$250,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Sydney J. Harrison, Clerk 132411 (12-6,12-13,12-20) NOTICE

132452

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

#### Substitute Trustees Plaintiffs

vs. DAVID POOLE 9509 Caltor Lane Fort Washington, MD 20744 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-21781

Notice is hereby given this 28th day of November, 2018, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9509 Caltor Lane, Fort Washington, MD 20744, 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 28th day of December, 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 28th day of December, 2018.

The report states the purchase price at the Foreclosure sale to be \$215,000.00.

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

<u>132412</u> (12-6,12-13,12-20)

#### NOTICE

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

> Substitute Trustees, Plaintiffs

#### GWENDOLYN T. DRAKE 6201 District Heights Parkway District Heights, MD 20747 Defendant(s)

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-14816

Notice is hereby given this 28th day of November, 2018, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these District Heights and described as 6201 District Heights Parkway, District Heights, MD 20747, 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 28th day of December, 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 28th day of December, 2018. The report states the purchase

price at the Foreclosure sale to be \$210,000.00.

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

True Copy—Test: Sydney J. Harrison, Clerk

132413 (12-6,12-13,12-20)

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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

600 CASTLEWOOD PL. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated August 8, 2005 and recorded in Liber 22992, Folio 679 among the Land Records of Prince George's County, MD, with an original principal balance of \$160,550.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

#### JANUARY 8, 2019 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE 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, 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 nurchaser agrees that property will be resold and entire deorder 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. 115597-1)

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

17115 ASPEN LEAF DR. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated July 12, 2007 and recorded in Liber 28396, Folio 708 among the Land Records of Prince George's County, MD, with an original principal balance of \$487,500.00, 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

#### JANUARY 8, 2019 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$51,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE additional funds are tendered before settlement. 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 interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. 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. 324733-1)

## 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

<u>132526</u>

(12-20,12-27,1-3)

132527

#### 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

## 12212 BROLASS RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated August 29, 2005 and recorded in Liber 23294, Folio 667 among the Land Records of Prince George's County, MD, with an original principal balance of \$250,150.00, 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

#### JANUARY 8, 2019 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE 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 creat. 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 and action the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser, 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 deorder 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 Durchaser's cale remedy at how or carrier is return of the denset without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 171713-1)

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

(12-20,12-27,1-3)

(12-20,12-27,1-3)

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

<u>132525</u>

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

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

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

## 7728 HANOVER PKWY., APT. #218 A/R/T/A APT. #203 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated August 17, 2007 and recorded in Liber 28474, Folio 260 among the Land Records of Prince George's County, MD, with an original principal balance of \$207,000.00, 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

#### JANUARY 8, 2019 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 de-scribed as Unit 218, in a horizontal property regime known as "Greenbriar Condominium Phase I" and more fully described in the aforesaid Deed of Trust

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer recordation agricultural or other taxes or charges assessed by to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds excluding the purchaser is provided to any surplus proceeds and entire deposition. 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. 314840-1)

#### 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

132528

(301) 961-6555

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

#### 4900 EDGEWOOD RD. COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated June 28, 2007 and recorded in Liber 28654, Folio 673 among the Land Records of Prince George's County, MD, with an original principal balance of \$474,000.00, 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

#### JANUARY 8, 2019 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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. 332395-1)

#### 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

> (12-20,12-27,1-3) 132531

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

## 11606 AMERICAN SWING PL. CLINTON, MD 20735

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

#### JANUARY 8, 2019 AT 11:23 AM

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

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

Terms of Sale: A deposit of \$55,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or 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 prenavment 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 null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 315880-1)

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

(12-20,12-27,1-3)

(12-20, 12-27, 1-3)132529

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

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

7730 GARRISON ROAD HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Amilcar Quintanilla Coreas and Ana Y Salgado, dated March 24, 2014, and recorded in Liber 35906 at folio 033 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

#### **JANUARY 8, 2019**

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 Irust. The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-617731)

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

132511

(12-20,12-27,1-3)

132512

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

LEGALS

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

## 8405 HOLLOW TREE LANE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Randolph A. Mclaurin, dated April 28, 2014, and recorded in Liber 35951 at folio 427 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

## **JANUARY 8, 2019**

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 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 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 # 18-600153)

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

(12-20,12-27,1-3) 132506 McCabe, Weisberg & Conway, LLC

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707

301-490-3361

LEGALS

## 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, Maryand upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

#### **JANUARY 8, 2019**

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 and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the nurchaser in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-600066)

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

(12-20,12-27,1-3)

#### **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** 

#### **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

#### **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** 

#### 913 LIRA DRIV FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Julio C. Berrios and Isalia M. Berrios, dated January 30, 2006 and recorded in Liber 24510, Folio 694 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$360,000.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 8, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$48,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Sub-stitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. he 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

132498

(12-20,12-27,1-3) 132499

## 2511 BOONES LANE DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Mervin M. Jones, dated June 8, 2007 and recorded in Liber 28103, Folio 682 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$287,000.00, and an original interest rate of 5.375%, 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 JANUARY 8, 2019 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 \$29,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

132500 (12-20, 12-27, 1-3)

#### 16822 HOLLY WA ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Con-rad Wade Karlstrom and Sandra Lee Taylor, dated June 30, 1995 and recorded in Liber 10538, Folio 216, and re-recorded at Liber 40946, Folio 404 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$100,100.00, and an original interest rate of 7.500%, 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 court-house complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 8, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,000.00 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 harges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

> > (12-20,12-27,1-3)

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

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

5614 JOAN LANE TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Mark L. Potter, dated October 9, 2013 and recorded in Liber 35625, Folio 213 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$195,600.00, and an original interest rate of 4.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Markhens, MD 20770 [fract of Main St. and St. an Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 8, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase menoy at the pate rate from the date of foreclosure autient to the chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underly-ing 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 rem-edy 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 chall be the rature of his denset in without interest. equity, shall be the return of his deposit without interest.

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

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

> > (12-20,12-27,1-3)

132504

#### LEGALS

sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

> Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (12-20,12-27,1-3)

132503

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

## 12037 BIRCHVIEW DRIVE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Carolyn O. Griffith, dated May 21, 2007 and recorded in Liber 27962, Folio 100 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$396,500.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 8, 2019 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 incidental and consequential damages, and any deficiency in the underly-ing 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 rem-edy 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,

#### LEGALS

pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the 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.

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

#### (12-20,12-27,1-3)

#### LEGALS

#### Pennrose, LLC and the Redevelopment Authority of Prince George's County seeks Letter of Intent from Homebuilders to develop 97-Town House Lots at Glenarden Hills (formerly Glenarden Apartments) Redevelopment Site

Pennrose LLC ("Pennrose"), selected to lead the Glenarden Redevelopment Project as Master Developer, and the Redevelopment Authority of Prince George's County (RDA), owner of the site, are hereby soliciting Letters of Intent (LOI) from licensed and qualified homebuilders for the purchase and development of 97 town house lots located in the new Glenarden Hills master planned-community. These lots represent a unique opportunity to build in a desirable and easily accessible location within an approved master-planned community. Upon completion, the 27-acre Glenarden Hills development will feature a total of 430 rental and homeownership units within a walkable, traditional neighborhood design setting, featuring a diverse mix of housing types, amenities, and ample green space. The planned community will include an approximately 6,000 square foot clubhouse, pool, tot-lot, outdoor patio and recreation spaces. Phase l, consisting of 114 senior and family rental units and the club house, is under construction with a Spring 2019 completion date.

Detail Request for Letter of Intent can be accessed at:

https://www.princegeorgescountymd.gov/865/Redevelopment-Authority

Select the link: Glenarden Hills Purchase of 97 Town House Lots.

Questions and inquiries must be submitted via email by January 24, 2019:

#### pstewart@pennrose.com

Phone calls or faxed questions will not be accepted. All questions and answers will be posted to the RDA website by January 31, 2019. All potential respondents are responsible for checking the RDA website for any addendums. LOI must be received and time stamped by no later than February 14, 2019 at 2:00 p.m. EST. The submittals must be sealed, and the outside envelope must be clearly marked "GLE-NARDEN HILLS TOWNHOUSE LOTS LETTER OF INTENT No. 2018--1"

132608

132505

(12-20)

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20

#### **LEGALS**

132502

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

## SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

## 7010 RACETRACK ROAD BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Rene Dyson and Sara Dyson, dated August 1, 2016 and recorded in Liber 38507, Folio 185 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$199,192.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 8, 2019 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 \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-ing 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 rem-edy 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 reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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(12-20,12-27,1-3)

#### **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**

## 12616 WRIGHTWOOD COURT UPPER MALBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Rossie H. Wills, Mary E. Wills and Valanda Wilson, dated December 29, 1994 and recorded in Liber 9968, Folio 723 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$91,500.00, and an original interest rate of 3.464%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 8, 2019 AT 11:00 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$6,000.00 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(301) 961-6555

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

#### 6308 BENTHAM CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 3, 2006 and recorded in Liber 25912, Folio 499 among the Land Records of Prince George's County, MD, with an original principal balance of \$176,840.78, 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

#### JANUARY 8, 2019 AT 11:24 AM

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

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defrave cost during construction of public water or wastewater facilities fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to 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. 322418-1)

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

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

#### 5300 Konrad Drive, Temple Hills, MD 20748-2418

By virtue of the power and authority contained in a Deed of Trust from ROSEMARIE L. PRICE, dated October 10, 2008 and recorded in Liber 30139 at Folio 549 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### FRIDAY, JANUARY 4, 2019 AT 3:00 P.M.

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

THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

## ALL THAT PROPERTY SITUATE IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, DESCRIBED AS:

LOT NUMBERED NINE (9) IN \*BLOCK\* LETTERED "B" IN THE SUBDIVISION KNOWN AS "SECTION ONE, LINDSY ACRES", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 44 AT PLAT 99.

BEING IN THE 6TH ELECTION DISTRICT.

ADDRESS: 5300 KONRAD DRIVE; TEMPLE HILLS, MD 20748 TAX MAP OR PARCEL ID NO.: 06-0492082

\*ERRONEOUSLY REFERRED TO AS BLOC

# 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 4.25% 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.

#### LEGALS

the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

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

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

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

(12-20,12-27,1-3)

#### AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C. Attorneys and Counselors At Law

132494

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

11008 Belton Street, Upper Marlboro, MD 20774-1402

By virtue of the power and authority contained in a Deed of Trust from WELLINGTON D. ROBINSON, JR. and ALFREIDA L. ROBINSON, dated May 25, 2001 and recorded in Liber 14772 at Folio 672 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### FRIDAY, JANUARY 4, 2019 AT 3:15 P.M.

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

Lot numbered Twenty-Seven (27) in Block numbered Two (2) in the subdivision known as "Plat No. 3, Kettering", as per plat thereof recorded among the Plat Records of said County in Plat Book W.W.W. 62 at folio 49, and being in the 13th District.

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 \$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 4.25% per annum from the date of sale

#### LEGALS

Unit 178, Cluster 22, in "Applewalk Condominium" as established pursuant to a certain Master Deed of Stanely Martin Communities, Inc., a Maryland corporation dated June 22, 1973 and recorded among the Land Records of Prince George's County, Maryland in Liber 4243 at Folio 452, and pursuant to the appropriate plats described in said Master Deed and recorded among the aforesaid Land Records in Plat Book WWW 84 at Plats 46 through 74, inclusive, being in the 10th Election District of said County.

The improvements thereon being known as 11277 Laurel Walk Drive, Laurel MD 20708

Tax Account No. 10-1117944.

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

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

In the Event this property is sold and for any reason the sale is not 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

> > (12-20,12-27,1-3)

#### LEGALS

<u>132496</u>

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED 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

132493

(12-20,12-27,1-3)

#### 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

3705 Monacco Court, District Heights, MD 20747-3822

By virtue of the power and authority contained in a Deed of Trust from LAVONIA A. COGDELL, dated December 29, 2006 and recorded in Liber 27092 at Folio 717 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### FRIDAY, JANUARY 4, 2019 AT 3:05 P.M.

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

All that lot of ground situate in the County of Prince George's State of Maryland and described as follows, that is to say Lot numbered Twenty-Three (23) in Block Lettered "B" in the subdivision known as"Parcel "A", Lots 1 thru 38, Block "B", Plat One, Section Two, Regency Towns", as per plat thereof recorded among the Land Records of Prince George's County, Maryland, in Plat Book NLP 130 at Plat 15.

BEING KNOWN AS PARCEL NUMBER 06-0521146.

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

TERMS OF SALE: A deposit of \$13,000.00 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 4.00% 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**  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 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

132495

(12-20,12-27,1-3)

#### 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

#### 11277 Laurelwalk Drive, Unit 178, Laurel, MD 20708-3004

By virtue of the power and authority contained in a Deed of Trust from SHIRLEY H. RICE, dated August 10, 1999 and recorded in Liber 13376 at Folio 260 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### FRIDAY, JANUARY 4, 2019 AT 3:10 P.M.

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

#### 2806 KEATING STREET TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Ernestine J. Ford, dated September 9, 2008 and recorded in Liber 30056, Folio 710 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$25,000.00, 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 JANUARY 8, 2019 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 \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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