

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing**, Upper Marlboro, MD 20772, at **4:00 P.M. on 05/10/2019**. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9040, 2007 BMW 530
VIN#WBANE73547CM46830
PASSPORT BMW
4730 AUTH PL
SUTTLAND

LOT#9044, 2013 BMW X 6
VIN#5UXFG2C58DL786545
HILLTOP AUTOMOTIVE
587 RIICHEL RD
CAPITOL HEIGHTS

LOT#9046, 2003 FORD E 150
VIN#1FDRE14W93HA42956
KINGS PARK STORAGE
3622 OLD SILVER HILL RD
SUTTLAND

LOT#9080, 1987 TROJAN 33' BOAT
MD# 7588B
HULL# TRJFJ009H1687
TURKEY POINT MARINA
1107 TURKEY POINT RD
EDGEWATER

LOT#9088, 2000 CHEVROLET S-10
VIN# 1GCCS19W3YK178067
ALTERNATIVE MOTORS
9615 LANHAM SEVERN RD
SEABROOK

LOT#9095, 2007 MERCEDES CL 550
VIN#WDDEJ71X97A001682
A&B TRANSMISSION
4410 SUTTLAND RD
SUTTLAND

LOT#9096, 2012 CHEVROLET CRUZE
VIN#1G1PC5SH8C7329491
A&B TRANSMISSION
4410 SUTTLAND RD
SUTTLAND

LOT#9098, 2006 FORD F 150
VIN#1FTPW14586KD62857
CLASSIC AUTO BODY
11725 PIKA DR
WALDORF

LOT#9099, 2006 DODGE MAGNUM
VIN#2D4FV47VX6H131254
SONS OF OTIS AUTO REPAIR
6403 OLD ALEXANDRIA FERRY RD
CLINTON

LOT#9100, 2016 DODGE JOURNEY
VIN#3C4PDDGGXGT210731
WADE'S AUTO SERVICE
4412 SUTTLAND RD
SUTTLAND

LOT#9102, 2003 VOLKSWAGON PASSAT
VIN#WVWMD63B23P263253
FITZGERALD AUTO MALL
34 HUDSON ST
ANNAPOLIS

LOT#9104, 1999 FORD F 250
VIN#1FTNW20S5XED04939
NORWOOD SERVICE CENTER
213 S. ROCK GREEN RD
BALTIMORE

LOT#9105, 2002 FORD EXPLORER
VIN#1FMZU72E32UA78812
DARCARS FORD LANHAM KIA
9020 LANHAM SEVERN RD
LANHAM

LOT#9106, 2007 MITSUBISHI ECLIPSE
VIN#4A3AL25FX7E059720
SAP AUTOMOTIVE GROUP
420 S. KRESSON ST
BALTIMORE

LOT#9107, 2015 ACURA TLX
VIN#19UUB1F51FA004518
AUTOS & AUTOS
1301 E. 25TH ST
BALTIMORE

LOT#9110, 2003 AUDI A4
VIN#WAULC68E43A319839
CSE AUTOMOTIVE
6306 OLD BRANCH AVE # H
TEMPLE HILLS

LOT#9111, 2015 NISSAN SENTRA
VIN#3N1AB7APXFY268350
STAR VALLEY INC
7596 ANNAPOLIS RD
LANHAM

LOT#9022
1989 CARRERA 22'
MD#5602 BG
HULL#CJR22104D989 PER DNR
CUR22104D989 PER MARINA
STICKER # 458186
D&S MARINE SVC
2800 OLD WASHINGTON RD
WALDORF

LOT#9093
1986 PEARSON 32'6" BOAT
HULL#PEA88041K586
USCG #903207
VESSEL NAME: CHESHIRE CAT
HERRINGTON HARBOUR N
389 DEALE RD
TRACEY'S LANDING

LOT#9094
1987 MAKO 24' 6" BOAT
MD#9312 AR
HULL#MRKN0065C787
HERRINGTON HARBOUR N
389 DEALE RD
TRACEY'S LANDING

LOT#9098, 2006 FORD F 150
VIN#1FTPW14586KD62857
CLASSIC AUTO BODY
11725 PIKA DR
WALDORF

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

**Freestate Lien & Recovery, Inc.
610 Bayard Road
Lothian, MD 20711
410-867-9079**

133985 (4-25,5-2)

THIS COULD BE YOUR AD!
Call 301-627-0900
for a quote.

LEGALS

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

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

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

You must reclaim these vehicles by **05/17/2019**.

Please contact the Revenue Authority of Prince George's County at 301-772-2060.

**ANA TOWING
7820 MARLBORO PIKE
FORESTVILLE, MD. 20747
(301) 736-7703**

2004 VOLKSWAGEN PASSAT	VA	UTV5540	WVWRH63B24P246920
2012 CHRYSLER	VA	UXU5963	1C3CCBB8CN267297
2001 JEEP	GRAND	UVX1598	1J4GW48S71C681522
	CHEROKEE		
2004 HONDA	CIVIC	MD	4DL0250 JHME5956945021391

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

2005 MAZDA TRIBUTE VA VVD2064 4F2CZ96195KM22562

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

2002 FORD	WINDSTAR	MD	6DE1705	2FMDA584X2BA90712
2016 HONDA	FIT			JHMGK5H73GS000790
2007 CHEVROLET	COBALT	MD	2CT4224	1G1AK55F677416962
2012 DODGE	RAM	MD	6CJ5531	1C6RD7LT3CS204138
2004 MAZDA	MAZDA6	VA	6754BBJ	1YVFP80CX45N76664

133984 (4-25)

LEGALS

Martin G. Oliverio
14300 Gallant Fox Lane, Suite 218
Bowie, MD 20715

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUTHER A MOORE

Notice is given that ELAINE M FLOWERS, whose address is 7611 Croom Road, Upper Marlboro, MD 20772, was on April 01, 2019 appointed Personal Representative of the estate of Luther A Moore who died on February 21, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of October, 2019.

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

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

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

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

ELAINE M FLOWERS
Personal Representative

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

Estate No. 113073
133994 (4-25,5-2,5-9)

LEGALS

ERICA T. DAVIS
1401 Rockville Pike, Suite 650
Rockville, Maryland 20852
301-738-7685

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

NOTICE IS HEREBY GIVEN that the Superior Court of Washington, D.C. appointed ANGELA D. SOLOMON, whose address is 1760 Persimmon Way, Tracy, CA 95376, as the Personal Representative of the Estate of Charlie Solomon, Jr. who died on October 5, 2018 domiciled in Washington, D.C.

The Maryland resident agent for service of process is Erica T. Davis, whose address is 1401 Rockville Pike, Suite 650, Rockville, MD 20852.

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

PRINCE GEORGE'S COUNTY

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

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

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

ANGELA D. SOLOMON
Foreign Personal Representative

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

Estate No. 113111
133990 (4-25,5-2,5-9)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THELMA ELIZABETH MERCER

Notice is given that Leon R Mercer Jr, whose address is 415 Sicklerville Road, Suite 497, Sicklerville, NJ 08081, was on March 28, 2019 appointed Personal Representative of the estate of Thelma Elizabeth Mercer, who died on February 6, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of September, 2019.

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

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

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

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

LEON R MERCER JR
Personal Representative

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

Estate No. 113012
133992 (4-25,5-2,5-9)

**THIS COULD BE
YOUR AD!**
Call 301-627-0900
for a quote.

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES WILLIAM HOBBS SR

Notice is given that GEORGIA PIERCE, whose address is 3315 1st Street, Port Republic, MD 20676, was on March 27, 2019 appointed Personal Representative of the estate of James William Hobbs Sr who died on February 11, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of September, 2019.

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

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

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

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

GEORGIA PIERCE
Personal Representative

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

Estate No. 113066
133991 (4-25,5-2,5-9)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHAWNDR A D WILLIS

Notice is given that Ernest D Willis Jr, whose address is 6142 Little Foxes Run, Columbia, MD 21045, was on March 28, 2019 appointed Personal Representative of the estate of Shawndra D Willis, who died on February 9, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of September, 2019.

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

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

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

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

ERNEST D WILLIS JR
Personal Representative

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

Estate No. 112896
133993 (4-25,5-2,5-9)

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

**In The Estate Of:
RANDOLPH STRIBLING**
Estate No.: 112273

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by CHARLES W. NALLEN, JR. for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **June 11, 2019 at 9:30 AM**.

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

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

133986 (4-25,5-2)

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

**In The Estate Of:
JEAN H. DAY**
Estate No.: 113001

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by ELINOR W. MCCORMICK AND DAWN T. DAY for judicial probate of the will dated 02/22/2009 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **June 03, 2019 at 9:30 AM**.

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

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

133988 (4-25,5-2)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEFFREY DUNBAR

Notice is given that Constance D Polite, whose address is 3408 55th Avenue, Apt #303, Hyattsville, MD 20784, was on April 10, 2019 appointed Personal Representative of the estate of Jeffrey Dunbar, who died on March 26, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of October, 2019.

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

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

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

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

CONSTANCE D POLITE
Personal Representative

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

Estate No. 113299
133995 (4-25,5-2,5-9)

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

**In The Estate Of:
OLIVER MURDOCK**
Estate No.: 113182

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by CLIFFORD A. ARMSTRONG for judicial probate of the copy of the will dated 11/28/2010 and the copy of the codicil dated 06/03/2016 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **June 04, 2019 at 9:30 AM**.

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

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

133987 (4-25,5-2)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
BEFORE THE REGISTER
OF WILLS

**IN THE ESTATE OF:
HOWARD JUNIOR CAMPBELL**
ESTATE NO: 111439

**PUBLIC NOTICE
TO CAVEAT**

TO ALL PERSONS INTERESTED
IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Marsha Campbell, 1513 Kingsgate Street, Bowie, MD 20721, daughter and Mary Gaines, 4530 Buchanan Street, Hyattsville, MD 20781, daughter, challenging the will dated September 7, 2008.

You may obtain from the Register of Wills the date and time of any hearing on this matter.

CERETA A. LEE

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

5406 MARSHALLS CHOICE DRIVE, UNIT 63
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Reginald W. Johnson, dated May 27, 2005 and recorded in Liber 25086, Folio 015 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$317,900.00, and an original interest rate of 5.000%, 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 **APRIL 30, 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 \$20,000.00 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

133760 (4-11,4-18,4-25)

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

9739 WYMAN WAY
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Derrick Wright, dated July 1, 2015 and recorded in Liber 37229, Folio 496 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$274,928.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 30, 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 is improved by a dwelling.

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

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

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

133762 (4-11,4-18,4-25)

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

912 EAST TANTALLON DRIVE
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Marina L. Akers-Epps, dated August 1, 2013 and recorded in Liber 35817, Folio 325, and re-recorded at Liber 41499, Folio 372 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$268,750.00, and an original interest rate of 4.875%, 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 **MAY 7, 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 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 \$26,000.00 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

133876 (4-18,4-25,5-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

8313 SCHULTZ ROAD
N/A
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Talisa Sutton-Stephenson, dated May 5, 2017, and recorded in Liber 39576 at folio 529 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 30, 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 \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-604005)

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

133765 (4-11,4-18,4-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

6970 HANOVER PARKWAY, UNIT 101
GREENBELT, MARYLAND 20770

By virtue of the power and authority contained in a Deed of Trust from Terry D. Quattlebaum and Anna Quattlebaum, dated January 23, 2008, and recorded in Liber 29446 at folio 170 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 30, 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 such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602868)

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

133768 (4-11,4-18,4-25)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

8618 MONMOUTH DRIVE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Michele Clark, dated June 7, 2007, and recorded in Liber 28367 at folio 751 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 30, 2019
AT 9:32 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-37148)

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

133767 (4-11,4-18,4-25)

The Prince George's Post

Call Today!
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LEGALS

COUNTY COUNCIL HEARINGS

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

**PRINCE GEORGE'S COUNTY PROPOSED FY 2020
OPERATING BUDGET, SIX YEAR CAPITAL PROGRAM
(INCLUDING THE CAPITAL IMPROVEMENT BUDGET)
AND THE PRINCE GEORGE'S COUNTY BOARD OF
EDUCATION PORTION OF THE COUNTY FY 2020
OPERATING BUDGET, PROPOSED BUDGET OF THE
REDEVELOPMENT AUTHORITY, REVENUE AUTHORITY
OF PRINCE GEORGE'S COUNTY, AND
THE CONSTANT YIELD TAX RATE**

The County Council of Prince George's County, Maryland, hereby gives notice of its intent to hold public hearings to consider the County's proposed operating budget; the six year capital program (including the capital improvement budget); the Prince George's County Board of Education portion of the County FY 2020 Operating Budget; the proposed current operating budgets of the Redevelopment Authority and Revenue Authority of Prince George's County; and the Constant Yield Tax Rate.

The public hearings will be held on:

**MONDAY, APRIL 29, 2019
7:00 P.M.
COUNCIL HEARING ROOM, FIRST FLOOR
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND**

AND

**TUESDAY, MAY 7, 2019
7:00 P.M.
COUNCIL HEARING ROOM, FIRST FLOOR
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND**

A limited number of budget summaries ("A Budget in Brief") are available upon request from the Office of Management and Budget, Room 3000, County Administration Building, Upper Marlboro, Maryland 20772 (301) 952 3300. In addition, copies of the full budget are available for inspection in the Clerk's Office and at all branches of the Prince George's County Memorial Library System.

Members of the public are invited to express their views concerning the proposed budgets. Persons wishing to testify at the above mentioned public hearings are requested to telephone the Office of the Clerk of the Council at (301) 952 3600 in order to be placed on the advance speakers' list or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>. Testimony will be limited to three minutes per speaker. There will be no relinquishing of time by one speaker to another, and allotted time periods will be closely followed. Written comments will be accepted in addition to, or in lieu of, oral testimony. E-mails or faxes will not be considered, unless followed by originals mailed to the Clerk of the Council. Written comments may be submitted before the hearing to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland, 20772.

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

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Todd M. Turner, Chair**

ATTEST:
Redis C. Floyd
Clerk of the Council

133901 (4-18,4-25)

LEGALS

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

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

**2213 FOREST GLADE LANE
SUITLAND, MARYLAND 20746**

By virtue of the power and authority contained in a Deed of Trust from Kalik A Housen, dated September 21, 2016, and recorded in Liber 38730 at folio 292 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

**MAY 14, 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 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602115)

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

133928 (4-25,5-2,5-9)

LEGALS

**THE TOWN OF EDMONSTON, MARYLAND,
requests bids from qualified contractors for
SHA Safe Streets Design Project**

A pre-proposal conference has been scheduled on April 29, 2019 at 10:00 a.m. at the Town of Edmonston offices, 5005 52nd Avenue, Edmonston, Md 20781. Any questions that firms may have concerning any aspect of the project will be answered at this Conference. Additionally, consultants will be afforded the opportunity to submit written questions to the Town of Edmonston. All questions and the Town of Edmonston's responses thereto will be sent to all firms being considered for the Project.

The deadline for Technical Proposal submission will be announced at the Pre-Proposal Conference. After the Pre-Proposal Conference, the only contact with the Town of Edmonston, with reference to the Project, will be through the Office of the Town Administrator.

The Project Resume consists of the Town of Edmonston Safe Streets project. The project will consist of preparing construction plans and bid documents for the installation of pervious sidewalks along Crittenden Street, approximately 1200 lineal feet, and 52nd Avenue, approximately 1100 lineal feet.

The work will be subdivided into four (4) phases which include:
Phase I - Acquisition of topographic survey
Phase II - Preparation of the construction plans, details, and notes
Phase III - Development of bid documents and evaluation of construction bids
Phase IV - Construction support services

All consultants are advised be familiar with the project prior to the Pre-Proposal Conference. Potential bidders may request copies of the RFP by contacting Rod Barnes, Town Administrator, Town of Edmonston at 5005 52nd Avenue, Edmonston, MD 20781 301 699-8806 rbarnes@edmonstonmd.gov For questions not answered at the Pre-Proposal Conference, answers will be sent, in writing, to all participating consultants.

All Technical Proposals submitted by the consultants should make specific reference to the Project Resume, the scope of services contained therein, and the applicable Sections of the Specifications under which the required scope of services will be performed.

All Project Resumes shall include completion times in months for task functions as deemed appropriate. Consultants are expected to complete the various tasks within the times allotted unless delayed by events beyond their control. Additionally, all consultant agreements shall have a specific date set forth for the completion of the work covered by the agreement.

The Town of Edmonston is an equal opportunity employer. Discrimination based on race, religion, sex, age, ethnicity, ancestry or national origin, physical or mental disability, color, marital status, sexual orientation, genetic information, political affiliation or any other factors not related to the ability to perform the work, or any other unlawful basis, is expressly prohibited.

The Town of Edmonston reserves the right to accept or reject any and all bids based on the best interests of the Town. The Project Manager for this project is Rod Barnes, Town Administrator, 301-699-8806.

133814 (4-11,4-18,4-25)

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

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

**15624 MEWS COURT
LAUREL, MARYLAND 20707**

By virtue of the power and authority contained in a Deed of Trust from Charles Iabor, dated November 27, 1996, and recorded in Liber 11141 at folio 325 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

**MAY 14, 2019
AT 9:37 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-611542)

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

133930 (4-25,5-2,5-9)

*Your Newspaper
of Legal Record*
301-627-0900

LEGALS

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

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

**7100 CARRIAGE HILL DRIVE
LAUREL, MARYLAND 20707**

By virtue of the power and authority contained in a Deed of Trust from Julia Ubochi Ogbonna and Estate of Ngozi V Egege, dated October 13, 2006, and recorded in Liber 30552 at folio 019 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

**MAY 14, 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 Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602275)

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

133929 (4-25,5-2,5-9)

**THE TOWN OF EDMONSTON, MARYLAND,
Request for Bid Proposal
Demolition Service**

The Town of Edmonston, Maryland, ("Town") requests sealed bid proposals for demolition and removal services for one (1) vacant residential home located at 4606 Hamilton Street in Edmonston, Maryland. Bid proposals must be submitted on the specified forms, in a sealed envelope addressed to the Town Clerk, Town of Edmonston, Maryland, marked "Demolition Services, 4606 Hamilton Street" and delivered to the Town Clerk, Town of Edmonston, 5005 52nd Avenue, Edmonston, Maryland 20781 before Monday, April 29, 2019 at 2:00 p.m., at which time the bids will be publicly opened and read. Award of a contract will be made by the Mayor and Council of the Town at a regular town Council meeting.

Copies of the Contract Documents may be downloaded from the Town's website at www.edmonstonmd.gov or obtained from the Town Clerk, 5005 52nd Avenue, Edmonston, MD 20781 between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday.

A mandatory pre-bid meeting and site visit will take place on April 16 at 10:00 a.m., and attendance is required for all bidders. Any questions must be submitted to the Town Administrator no later than Friday, April 26, 2019 at 4:00 p.m. If deemed necessary, an addendum will be issued, including the questions and answers; upon issuance, the addendum will be posted to the Town's website. It shall be the responsibility of potential Bidders to check whether any addenda have been issued.

The Town of Edmonston is an equal opportunity employer. Discrimination based on race, color, religion, creed, national origin, sex, age, marital status, pregnancy, sexual orientation, gender identification, genetic information or refusal to provide genetic information, disability unrelated to an individual's ability to perform a particular job, or any other legally protected status is expressly prohibited.

The Town of Edmonston reserves the right to accept or reject any and all bids in whole or in part, to waive any technicalities or formalities, and to exercise its sole discretion to best serve the interests of the Town. Any questions can be directed to Rod Barnes, Town Administrator at 5005 52nd Avenue, Edmonston, MD 20781, rbarnes@edmonstonmd.gov or by phone at 301 699-8806.

133834 (4-11,4-18,4-25)

*Serving
Prince George's County
301-627-0900*

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ALFRED E. SIMMONS
LOUISE A. VALENTINE-
SIMMONS
4713 Gunther Street
Capitol Heights, MD 20743
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-10006**

Notice is hereby given this 18th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4713 Gunther Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of May, 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 20th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$190,000.00.

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

133979 (4-25,5-2,5-9)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JEAN JOSEPH
4832 67th Avenue
Hyattsville, MD 20784
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-16706**

Notice is hereby given this 18th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4832 67th Avenue, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of May, 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 20th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$190,000.00.

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

133980 (4-25,5-2,5-9)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE
Improved by premises known as
3450 Toledo Terrace Apt. 112, Hyattsville, MD 20782-1329

By virtue of the power and authority contained in a Deed of Trust from GWENDOLYN V. GREENE, dated December 5, 1996 and recorded in Liber 11165 at Folio 122 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, MAY 3, 2019
AT 3:00 P.M.

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

Condominium Unit numbered One Hundred Twelve (112) in the Condominium regime named "THE SEVILLE, A CONDOMINIUM", established by Declaration dated March 30, 1984 and recorded April 10, 1984 in Liber 5873 at Folio 313, among the Land Records of Prince George's County, Maryland, Bylaws attached to said Declaration; and by Condominium Plat consisting of 9 sheets recorded in Condominium Plat Book NLP 119 at plat 59 thru 67.

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 5.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

In the Event this property is sold and for any reason the sale is not 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

133880 (4-18,4-25,5-2)

ADVERTISEMENT

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

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

Bid/Proposal #	Description	Bid Opening/Closing Date & Time	Plan/Spec. Deposit/Cost
RFP NO. S19-039	Horizontal Engineering Services Contracts Architectural/Engineering (A/E) Design Services Construction Management (CM) Services Transportation Planning (Restricted to County Based Small Businesses)	Pre-Proposal Conference: 05/09/19 @ 2:00 p.m. Closing Date: 07/11/2019 @ 3:00 p.m.	\$20.00
RFP NO. S19-020	Horizontal Engineering Services Contracts Architectural/Engineering (A/E) Design Services Construction Management (CM) Services Transportation Planning	Pre-Proposal Conference: 05/09/19 @ 2:00 p.m. Closing Date: 07/11/2019 @ 3:00 p.m.	\$20.00

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—BY AUTHORITY OF—
Angela D. Alsobrooks
County Executive

133983 (4-25)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE
Improved by premises known as
9212 5TH Street, Lanham, MD 20706

By virtue of the power and authority contained in a Deed of Trust from CECILIA RAMOS, dated May 20, 2016 and recorded in Liber 38236 at Folio 197 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, MAY 3, 2019
AT 3:10 P.M.

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

Lot numbered Seventeen(17) in Block numbered Seven (7) in the subdivision known as "HYNESBORO PARK", as per plat thereof recorded in Plat Book J W B 7 at Plat 716 and re-recorded in Plat Book A at Plat 99, among the Land Records of Prince George's County, Maryland.

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

TERMS OF SALE: A deposit of \$11,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

In the Event this property is sold and for any reason the sale is not 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

133882 (4-18,4-25,5-2)

THIS COULD BE YOUR AD!

Call 301-627-0900

for a quote.

LEGALS

ADVERTISEMENT

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

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

Bid/Proposal #	Description	Bid Opening/Closing Date & Time	Plan/Spec. Deposit/Cost
RFP NO. S19-063	Development of Internal Controls and Re-design of Business Processes for Prince George's County Public Schools	Pre-Proposal Conference: 05/02/19 @ 10:00 a.m. Closing Date: 05/20/2019 @ 2:00 p.m.	\$5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—BY AUTHORITY OF—
Angela D. Alsobrooks
County Executive

133982 (4-25)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE
Improved by premises known as
8223 Quill Point Drive, Bowie, MD 20720-4340

By virtue of the power and authority contained in a Deed of Trust from MARIE CECILE A. ABELLANO and RICARDO G. ABELLANO, dated August 24, 2006 and recorded in Liber 26025 at Folio 490 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, MAY 3, 2019
AT 3:20 P.M.

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

Lot Numbered Sixty-Four (64) in Block lettered "D" in a subdivision known as "PLAT FOUR, NORTHBRIDGE" as per plat thereof recorded in Plat Book N.L.P. 149 at Plat 54 among the Land Records of Prince George's County, Maryland.

The improvements thereon being known as 8223 Quill Point Drive, Bowie, Maryland 20720

Tax Account No. 14-1596667

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

TERMS OF SALE: A deposit of \$24,000.00 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 4.375% 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

133883 (4-18,4-25,5-2)

LEGALS

SUMMARY NOTICE OF SALE

PRINCE GEORGE'S COUNTY, MARYLAND

\$361,805,000*
General Obligation
Consolidated Public Improvement Bonds,
Series 2019A (the "Bonds")

Prince George's County, Maryland, a body corporate and politic (the "County") intends to receive electronic proposals via BiDCOMP/PARITY at the Office of Finance, Suite 3200, 3rd Floor, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772 on:

TUESDAY, MAY 14, 2019

until 10:45 a.m., Prevailing Eastern Time, for the purchase of the above-referenced Bonds of the County. The Bonds are dated the date of issuance and bear interest payable on January 15, 2020, and semiannually thereafter on July 15 and January 15, until maturity or earlier redemption. All proposals must be submitted through BiDCOMP/PARITY. Bids will be accepted pursuant to the Notice of Sale for the Bonds.

If no acceptable bids are received on such date, the County will receive proposals for the Bonds on such later day as shall be determined by the County until the Bonds are sold or this Notice is withdrawn by the County. The principal amount of the Bonds is subject to adjustment as further provided in the Notice of Sale. Any such changes will be communicated by the County through BiDCOMP/PARITY (www.i-deal-prospectus.com).

In addition, notice of any day, other than Tuesday, May 14, 2019, for receiving proposals for the Bonds will be communicated by the County through BiDCOMP/PARITY (www.i-deal-prospectus.com).

The Notice of Sale and the Preliminary Official Statement issued in connection with the sale of the Bonds may be obtained on or after May 3, 2019 at www.i-deal-prospectus.com or from the County's Financial Advisor: Public Advisory Consultants, Inc., 25 Crossroads Drive, Suite 402, Owings Mills, Maryland 21117, (410) 581-4820.

PRINCE GEORGE'S COUNTY, MARYLAND

By **Angela D. Alsobrooks**
County Executive

*Preliminary, subject to change.

133981 (4-25)

T H E P R I N C E G E O R G E ' S P O S T

Call 301-627-0900 Fax 301-627-6260

LEGALS

COUNTY COUNCIL HEARINGS

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

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

TUESDAY, APRIL 30, 2019

11:30 A.M.

Notice is hereby given that on Tuesday, April 30, 2019 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-25-2019 - A RESOLUTION CONCERNING CONTRACT APPROVALS for the purpose of approving a multi-year contract for bus services for Prince George's County, Maryland.

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

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

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Todd M. Turner, Chair**

ATTEST:
Redis C. Floyd
Clerk of the Council

133899 (4-18,4-25)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 30, 2019

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

11:30 A.M.

Notice is hereby given that on Tuesday, April 30, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-2-2019 (DR-2) - AN ORDINANCE CONCERNING ZONING-ADMINISTRATION-PROCEDURES-NOTICE for the purpose of clarifying the time for reconsideration of final decisions of the District Council.

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

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

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Todd M. Turner, Chair**

ATTEST:
Redis C. Floyd
Clerk of the Council

133900 (4-18,4-25)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCIS JEROME COUNTISS JR

Notice is given that Marc A Countiss, whose address is 7530 Abington Drive, Oxon Hill, MD 20745 was on March 14, 2019 appointed Personal Representative of the estate of Francis Jerome Countiss Jr, who died on February 26, 2019 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 14th day of September, 2019.

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

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

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

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

MARC A COUNTISS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772

Estate No. 112982
133848 (4-11,4-18,4-25)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEVERLY JEAN LAW

Notice is given that Shelly Gardner, whose address is 5903 Elsie Court, Clinton, MD 20735 was on March 05, 2019 appointed Personal Representative of the estate of Beverly Jean Law, who died on November 25, 2018 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 5th day of September, 2019.

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

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

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

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

SHELLY GARDNER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772

Estate No. 112342
133846 (4-11,4-18,4-25)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

SHARION GARNER
9602 Rose View Court
Upper Marlboro, MD 20772
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-44234**

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9602 Rose View Court, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 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 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$300,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133799 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

WARREN J. REESE
708 Green Willow Place
Landover, MD 20785
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-44165**

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 708 Green Willow Place, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 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 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$206,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133800 (4-11,4-18,4-25)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

THERESA KING
KEVIN WILLIAMS
7116 Silverton Court
District Heights, MD 20747
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-37104**

Notice is hereby given this 12th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7116 Silverton Court, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of May, 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 13th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$242,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133910 (4-18,4-25,5-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

DONNA E BOYCE-MORRIS
6703 Munsey Street
Hyattsville, MD 20784-2525
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-00889**

Notice is hereby given this 12th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6703 Munsey Street, Hyattsville, MD 20784-2525, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of May, 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 13th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$180,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133909 (4-18,4-25,5-2)

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Call 301-627-0900
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**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EULA M MALLOY

Notice is given that James E Malloy, whose address is 6513 Hillwood Drive, Riverdale, MD 20737 was on March 04, 2019 appointed Personal Representative of the estate of Eula M Malloy, who died on February 25, 2019 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 4th day of September, 2019.

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

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

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

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

JAMES E MALLOY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772

Estate No. 112855
133847 (4-11,4-18,4-25)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCIS JACKSON ALLEN

Notice is given that Richard Lewis Allen, whose address is 1722 Linkwood Lane, Crofton, MD 21114 was on December 10, 2018 appointed Personal Representative of the estate of Francis Jackson Allen, who died on November 13, 2018 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of June, 2019.

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

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

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

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

RICHARD LEWIS ALLEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772

Estate No. 112110
133849 (4-11,4-18,4-25)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 7, 2019

COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, May 7, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearings:

1:30 P.M.

Appointment of the following individuals to the Commission for Women for Prince George's County:

Ms. Shantelle Elise Coleman Appointment
Replacing: M. Gasby Brown
Term Expiration: May 1, 2021

Ms. Judith F. Davis Appointment
Replacing: Linda Johnson
Thomas
Term Expiration: May 1, 2022

Ms. Lanta Evans-Motte Appointment
Replacing: Amber I. Dieso
Term Expiration: May 1, 2021

Ms. Cassandra R. Freeman Appointment
Replacing: Sonya I. Lyatsky
Term Expiration: May 1, 2020

Ms. Denise C. McCain Appointment
Replacing: Ladel Lewis
Term Expiration: May 1, 2019
Full Term Expiration: May 1, 2022

Ms. Judith Mickens-Murray Appointment
Replacing: Jennifer Jones-Peoples
Term Expiration: May 1, 2020

Ms. Beatrice M. Rodgers Appointment
Replacing: Crystal L. Pater
Term Expiration: May 1, 2019
Full Term Expiration: May 1, 2022

Ms. Sharon J. Smith Appointment
Replacing: Victoria Hamilton
Term Expiration: May 1, 2019
Full Term Expiration: May 1, 2020

Ms. Robbie W. Terry Appointment
Replacing: Peggy D. Maclin
Term Expiration: May 1, 2020

Ms. Carolyn M. Washington Appointment
Replacing: Lisa A. Rowe
Term Expiration: May 1, 2021

Ms. Deborah C. Wilder Appointment
Replacing: Tami V.B. Watkins
Term Expiration: May 1, 2019
Full Term Expiration: May 1, 2022

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

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

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Todd M. Turner, Chair**

Attest:
Redis C. Floyd
Clerk of the Council

133946 (4-25)

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 7, 2019

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

1:30 P.M.

Notice is hereby given that on Tuesday, May 7, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-4-2019 (DR-3) - AN ORDINANCE CONCERNING FARMER'S MARKETS OPERATIONS for the purpose of clarifying the method of operations at Farmer's Markets.

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

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

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Todd M. Turner, Chair**

ATTEST:
Redis C. Floyd
Clerk of the Council

133947 (4-25,5-2)

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LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

URI ELFASI
Highland Condo. at Landover Station
Prince George's County Dept. of Law
Prince Georges County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6962 HAWTHORNE ST CONDO UNIT: 6962, LANDOVER, MD 20785, Parcel No. 13-3853587

ANY UNKNOWN OWNER OF THE PROPERTY 6962 HAWTHORNE ST CONDO UNIT: 6962, LANDOVER, MD 20785 Parcel No. 13-3853587, 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 Civil Division

Case No.: CAE 18-43723

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3853587 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:

2,641.0000 SQ.FT. & IMPS. HIGHLAND CONDO AT

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

It is thereupon this 1st day of April 2019, 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 4th day of June 2019, and redeem the property with Parcel Identification Number 13-3853587 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
133795 (4-11,4-18,4-25)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

URI ELFASI
Highland Condo. at Landover Station
Prince George's County Dept. of Law
Prince Georges County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6962 HAWTHORNE ST CONDO UNIT: 6960, LANDOVER, MD 20785, Parcel No. 13-3853579

ANY UNKNOWN OWNER OF THE PROPERTY 6960 HAWTHORNE ST CONDO UNIT: 6960, LANDOVER, MD 20785 Parcel No. 13-3853579, 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 Civil Division

Case No.: CAE 18-43722

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3853579 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:

2,641.0000 SQ.FT. & IMPS. HIGHLAND CONDO AT

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

It is thereupon this 1st day of April 2019, 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 4th day of June 2019, and redeem the property with Parcel Identification Number 13-3853579 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
133798 (4-11,4-18,4-25)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

URI ELFASI
Department of Housing & Urban Dev.
Department of Housing & Urban Dev.
Highland Condo. at Landover Station
Prince George's County Dept. of Law
Prince Georges County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6968 HAWTHORNE ST CONDO UNIT: 6968, LANDOVER, MD 20785, Parcel No. 13-3853611

ANY UNKNOWN OWNER OF THE PROPERTY 6968 HAWTHORNE ST CONDO UNIT: 6968, LANDOVER, MD 20785 Parcel No. 13-3853611, 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 Civil Division

Case No.: CAE 18-43712

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3853611 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:

2,641.0000 SQ.FT. & IMPS. HIGHLAND CONDO AT

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

It is thereupon this 1st day of April 2019, 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 4th day of June 2019, and redeem the property with Parcel Identification Number 13-3853611 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
133796 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ADRIAN P. JONES
13305 Old Fort Road
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-14720

Notice is hereby given this 15th day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13305 Old Fort Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$428,655.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133948 (4-25,5-2,5-9)

NOTICE

IN THE MATTER OF:
Emmanuel Leon Follot Mammadou

FOR THE CHANGE OF NAME TO:
Emmanuel Asimwe

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

A petition has been filed to change the name of (Minor Child(ren)) Emmanuel Leon Follot Mammadou to Emmanuel Asimwe.

The latest day by which an objection to the petition may be filed is May 13, 2019.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
133968 (4-25)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

URI ELFASI
Citibank NA
Citibank NA
B. George Ballman & Thomas Gibbons
Highland Condo. at Landover Station
Prince George's County Dept. of Law
Prince Georges County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6914 HAWTHORNE ST CONDO UNIT: 6914, LANDOVER, MD 20785, Parcel No. 13-3853348

ANY UNKNOWN OWNER OF THE PROPERTY 6914 HAWTHORNE ST CONDO UNIT: 6914, LANDOVER, MD 20785 Parcel No. 13-3853348, 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 Civil Division

Case No.: CAE 18-43721

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3853348 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 6914 2,641.0000 SQ.FT. & IMPS. HIGHLAND CONDO AT

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

It is thereupon this 1st day of April 2019, 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 4th day of June 2019, and redeem the property with Parcel Identification Number 13-3853348 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
133797 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

PATRICIA M. BOOS
13207 Overbrook Lane
Bowie, MD 20715

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-13977

Notice is hereby given this 15th day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13207 Overbrook Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$267,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133949 (4-25,5-2,5-9)

NOTICE

IN THE MATTER OF:
Zachariah Gabriel Barreiro Rivera

FOR THE CHANGE OF NAME TO:
Zachariah Elijah Rivera

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-10796

A petition has been filed to change the name of (Minor Child(ren)) Zachariah Gabriel Barreiro Rivera to Zachariah Elijah Rivera.

The latest day by which an objection to the petition may be filed is May 13, 2019.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
133969 (4-25)

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MARYLAND 20705

Plaintiff

vs.

RONALD B. EDLAVITCH
305 CASEY LANE
ROCKVILLE, MD 20850-4733

and

PRINCE GEORGE'S COUNTY SERVE: JARED M. MC CARTHY BUILDING ADMINISTRATORS BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

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

Case No. CAE 19-10232

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

The property described as: Mellwood, 15th Election District, PT PAR 42 (LAC PER SURVEY FOR96/97) (1390 A DFR T O FG CO STR 97-98) 36,302,000 Sq. Ft. Assmt \$50,800 Map 083 Grid D3 Parcel 042 Lib 32280 Fl 031, Tax Account Number 15 1725308, 2628 Brown Station Road, Upper Marlboro, MD 20774, and assessed to Edlavitch, Ronald B.

It is thereupon this 8th day of April, 2019, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of June, 2019, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and 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
133864 (4-18,4-25,5-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

CLARICE W. JEFFERSON
8441 Greenbelt Road
Unit 102
Greenbelt, MD 20770

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-42756

Notice is hereby given this 15th day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8441 Greenbelt Road, Unit 102, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$116,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133950 (4-25,5-2,5-9)

NOTICE

IN THE MATTER OF:
Male Wilson

FOR THE CHANGE OF NAME TO:
Rodney Jerome Brooks

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-02082

A petition has been filed to change the name of Male Wilson to Rodney Jerome Brooks.

The latest day by which an objection to the petition may be filed is May 13, 2019.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
133970 (4-25)

LEGALS

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MARYLAND 20705

Plaintiff

vs.

YVONNE TAIT
1937 SE HILLMOOR DRIVE, #173
PORT SAINT LUCIE, FL 34952-7713

and

OCWEN LOAN SERVICING, LLC
SERVE: CSC LAWYERS INCORPORATING SERVICE CO.
7 ST. PAUL STREET, SUITE 820
BALTIMORE, MD 21202

and

PRINCE GEORGE'S COUNTY SERVE: JARED M. MC CARTHY COUNTY ADMINISTRATORS BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

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

Case No. CAE 19-10233

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

The property described as: Lanhams, 20th Election District, 3,840,000 Sq. Ft. & Improvements Assmt \$57,000 Map 0043 Grid 00F4 Parcel 000 Lib 11408 Fl 322 Unit 2130, Tax Account Number 20-2264679, 7615 Fountainbleau Drive, Hyattsville, MD 20784, and assessed to Tait, Yvonne.

It is thereupon this 8th day of April, 2019, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of June, 2019, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and 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
133863 (4-18,4-25,5-2)

NOTICE

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

Plaintiffs

vs.

Robert A. Sampson
Defendant

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

CIVIL NO. CAEF 18-32393

ORDERED, this 12th day of April, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1108 Strausberg Street, Accokeek, Maryland 20607 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 13th day of May, 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 13th day of May, 2019, next. The report states the amount of sale to be \$350,488.50.

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

True Copy—Test:
Mahasin El Amin, Clerk
133914 (4-18,4-25,5-2)

NOTICE

IN THE MATTER OF:
Emmanuel Agbons Mallam

FOR THE CHANGE OF NAME TO:
Agbonluai Emmanuel Atta

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-10555

A petition has been filed to change the name of Emmanuel Agbons Mallam to Agbonluai Emmanuel Atta.

The latest day by which an objection to the petition may be filed is May 13, 2019.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
133971 (4-25)

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 Los Antojitos Mexican Grill
Vany, Inc.
Class B, Beer and Wine
9123 Riggs Road
Adelphi, 20783

And

t/a Loredo's Mexican Restaurant
AK

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

RUTA HAILE
10249 Prince Place
Unit 202
Upper Marlboro, MD 20774
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-41261**

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10249 Prince Place, Unit 202, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 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 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$76,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133802 (4-11.4-18.4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

REBECCA COKER
OMOTAYO COKER
6075 64th Avenue
Unit 5
Riverdale, MD 20737
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-05027**

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6075 64th Avenue, Unit 5, Riverdale, MD 20737, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 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 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$134,750.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133803 (4-11.4-18.4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

PHILIP ANAGHO
LYDIA ANAGHO
1121 Andean Goose Way
Upper Marlboro, MD 20774
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-14748**

Notice is hereby given this 12th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1121 Andean Goose Way, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of May, 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 13th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$370,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133913 (4-18.4-25.5-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

BARBIE J. POWELL
8611 Ridgevale Avenue
Fort Washington, MD 20744
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-21867**

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8611 Ridgevale Avenue, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 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 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$381,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133804 (4-11.4-18.4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

TYJUAN E. WILSON, JR.
TANYA T. TOWNSEND-WILSON
6903 Greenboro Lane
Fort Washington, MD 20744
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-44235**

Notice is hereby given this 3rd day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6903 Greenboro Lane, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 May, 2019.

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

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133826 (4-11.4-18.4-25)

NOTICE

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

Plaintiffs

vs.

George N. Joseph and
Estate of Judith A. Joseph
Defendants

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
CIVIL NO. CAEF 17-20132**

ORDERED, this 12th day of April, 2019, by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property mentioned in these proceedings and described as 8512 Locust Grove Drive, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of May, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper published in said County once in each of three successive weeks before the 13th day of May, 2019, next.

The report states the amount of sale to be \$138,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133915 (4-18.4-25.5-2)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ANDERSON TELISMOND
13805 Edwall Drive
Upper Marlboro, MD 20772
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-37073**

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13805 Edwall Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 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 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$174,800.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133805 (4-11.4-18.4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

HAROLD A. WARE
919 Comanche Drive
Oxon Hill, MD 20745
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-42731**

Notice is hereby given this 3rd day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 919 Comanche Drive, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 May, 2019.

The report states the purchase price at the Foreclosure sale to be \$183,500.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133827 (4-11.4-18.4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

NGOC ANH-THI DO
TRONG C. DO
8512 Locust Grove Drive
Laurel, MD 20707
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-44572**

Notice is hereby given this 3rd day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8512 Locust Grove Drive, Laurel, MD 20707, 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 May, 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 May, 2019.

The report states the purchase price at the Foreclosure sale to be \$375,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133825 (4-11.4-18.4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

OKGA DANESHPAYEH
UMUT DANE DANESHPAYEH
2510 Brandy Lane
Accokeek, MD 20607
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-32344**

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2510 Brandy Lane, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 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 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$353,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133806 (4-11.4-18.4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

WANDA R. FORD
349 Possum Court
Capitol Heights, MD 20743
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-41214**

Notice is hereby given this 3rd day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 349 Possum Court, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 May, 2019.

The report states the purchase price at the Foreclosure sale to be \$167,200.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133828 (4-11.4-18.4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

LATOYA D. JONES
1111 Baybury Drive
Unit # 6-202
Bowie, MD 20721
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 14-07938**

Notice is hereby given this 8th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1111 Baybury Drive, Unit # 6-202, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of May, 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 8th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$90,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133844 (4-11.4-18.4-25)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

WILLIAM O. MARTINEZ, JR.
1120 Glacier Avenue
Capitol Heights, MD 20743
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-35936**

Notice is hereby given this 12th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1120 Glacier Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of May, 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 13th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$156,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133906 (4-18.4-25.5-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JAMES D. GOLLADAY, III
SHERETTA GOLLADAY
4718 New Kent Drive
Upper Marlboro, MD 20772
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 16-25525**

Notice is hereby given this 12th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4718 New Kent Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of May, 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 13th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$344,250.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133908 (4-18.4-25.5-2)

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.

Rochelle J. Alexander
8483 Greenbelt Road, Unit 102
Greenbelt, MD 20770
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-20804**

Notice is hereby given this 15th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$86,000.00. The property sold herein is known as 8483 Greenbelt Road, Unit 102, Greenbelt, MD 20770.

The report states the purchase price at the Foreclosure sale to be \$90,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133967 (4-25.5-2.5-9)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ELVIS XAVIER CASTILLO
904 Nichols Drive
Laurel, MD 20707
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-37315**

Notice is hereby given this 3rd day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 904 Nichols Drive, Laurel, MD 20707, 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 May, 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 May, 2019.

The report states the purchase price at the Foreclosure sale to be \$250,800.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133829 (4-11.4-18.4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

PAULETTE E. PALMER
6011 Emerson Street
Unit 704
Bladensburg, MD 20710
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-32323**

Notice is hereby given this 12th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6011 Emerson Street, Unit 704, Bladensburg, MD 20710, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of May, 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 13th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$43,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133905 (4-18.4-25.5-2)

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LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JO ANN RALEY
WILLIAM K. RALEY
3315 Huntley Square Drive
Unit C-1
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-42776**

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3315 Huntley Square Drive, Unit C-1, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 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 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$63,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133801 (4-11,4-18,4-25)

Call 301-627-0900
for a quote.

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MARYLAND 20705

Plaintiff

vs.

ESTATE OF MARY P. HENRY
SERVE: CHARLETON E. HENRY
2404 BRIGHTSEAT ROAD, APARTMENT 1
LANDOVER, MD 20785-3546

and

JOSHUA E. ZUKERBERG
PERSONAL REPRESENTATIVE
1190 WEST NORTHERN PARKWAY, SUITE 124
BALTIMORE, MD 21210

and

I. WILLIAM CASE, ESQUIRE
ATTORNEY FOR ESTATE
1190 WEST NORTHERN PARKWAY, SUITE 124
BALTIMORE, MD 21210

and

ROBERT L. FILA, TRUSTEE
3706 ST. JOHN'S LANE
ELLICOTT CITY, MD 21043

and

PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY
COUNTY ADMINISTRATORS
BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Division
Case No. CAE 19-10230**

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

The property described as: Seat Pleasant, 18th Election District, 10,000.0000 Sq. Ft. & Improvements, Millwood Lot 2 Block J Assessment \$199,800 Map 0073 Grid F2 Parcel 000 Lib 10902 Fl 486, Tax Account Number 18 2041218, 612 Millwood Drive, Capitol Heights, MD 20743, and assessed to Henry, Mary.

It is thereupon this 8th day of April, 2019, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of June, 2019, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and 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
133866 (4-18,4-25,5-2)

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

vs.

Jason B. Smith
AND
Nickita S. Smith

15610 Governors Park Lane
Upper Marlboro, MD 20772
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-20774**

Notice is hereby given this 1st day of April, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of April, 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 1st day of May, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$486,928.95. The property sold herein is known as 15610 Governors Park Lane, 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

133807 (4-11,4-18,4-25)

ORDER OF PUBLICATION

SAMUEL KARKENNY
c/o Michael J. Grady
50 West Montgomery Ave.
Rockville, MD 20850

Plaintiff

vs.

First American Mortgage LLC
9605 Lake Pointe Ct.
Largo MD 20774-4706

State of Maryland
Comptroller of Maryland
Compliance Division
Annapolis MD 21417

Daniel Katz, Trustee
6187 Executive Blvd
Rockville MD 20852

Tracey Jean Charles, Esq.
c/o B.P. Fisher Low Group
174 Waterfront St.
Oxon Hill MD 20745
(Agent for Penn Dupont Office Park)

American Golden Eagle Funding Inc.
c/o Byron Hoffman Trustee
6924 Garland Lane
Columbia MD 21054

OFFICE OF FINANCE FOR PRINCE GEORGE'S COUNTY MD
Gail Frances, Director of Finance
14741 Gov. Bowie Dr.
Upper Marlboro MD 20772

and

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY, DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DEVEISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER HEIRS, DEVEISEES, EXECUTORS, ADMINISTRATORS, GRANTEEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 19-08714**

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

"2,285.0000 SF & Imps. Penn--dupont Office Assmt \$60,200.00, Lib 30370, FL 472, Unit C, Bldg 2, and assessed to First American Mortgage LLC."

The property address is Condo Unit C, 2000 Spaulding Ave. Suitland MD 20746.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid; It is thereupon this 1st day of April, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED; that Notice be given by the insertion of a copy of this Order in the Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 26th day of April, 2019, warning all persons interested in the property to appear in this Court by the 4th day of June, 2019, and redeem the property and answer the Bill of 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.

It is thereupon this 1st day of April, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 26th day of April, 2019, warning all persons interested in the property to appear in this Court by the 4th day of June, 2019, and redeem the property and answer the Bill of 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
133791 (4-11,4-18,4-25)

ORDER OF PUBLICATION

SAMUEL KARKENNY
c/o Michael J. Grady
50 West Montgomery Ave.
Rockville, MD 20850

Plaintiff

vs.

SHORT CLYDE and ETHEL.
4002 48th St.
Bladensburg MD 20710

JAY FITZGERALD & RICHARD RIDGEWAY
c/o Community Savings and Loan
19514 Montgomery Village Ave
Gaithersburg MD 20877

and

OFFICE OF FINANCE FOR PRINCE GEORGE'S COUNTY MD
Gail Frances, Director of Finance
14741 Gov. Bowie Dr.
Upper Marlboro MD 20772

and

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY, DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DEVEISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER HEIRS, DEVEISEES, EXECUTORS, ADMINISTRATORS, GRANTEEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 19-08713**

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

"N 50 Ft of S 8 5 ft. Lt 38 (corr U Se 05) 11,950.0000 & Imps. Bladensburg Town, Assmt. \$146,100.00, Lib 04343, FL 249, and assessed to Short Clyde L. & Ethel."

The Complaint states, among other things, that the amounts necessary for redemption have not been paid; It is thereupon this 1st day of April, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED; that Notice be given by the insertion of a copy of this Order in the Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 26th day of April, 2019, warning all persons interested in the property to appear in this Court by the 4th day of June, 2019, and redeem the property and answer the Bill of 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
133792 (4-11,4-18,4-25)

ORDER OF PUBLICATION

VICTOR WHITE
2118 Scott Key Drive
District Heights, MD 20743

Plaintiff

vs.

ROBERT AND DONNA WARD
7405 Webster Lane
Fort Washington, MD 20744

and

Prince George's County, Maryland

Serve on: M. Andre Green
County Attorney
County Administration Building
Room 5121
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772-3050

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

Tax Account No 12 1357649, 32,147.0000 Sq. Ft. Assmt \$77,800 Map 106 Grid C3 Par 088 Lib 10348 Fl 128 and assessed to Ward Robert J and Donna R: Known as 7405 Webster Lane Fort Washington, MD 20744.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 19-08638**

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

Prince George's County, described as follows: Tax Account No 12 1357649, 32,147.0000 Sq. Ft. Assmt \$77,800 Map 106 Grid C3 Par 088 Lib 10348 Fl 128 and assessed to Robert J and Donna R.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 1st day of April, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County,

Maryland, once a week for three (3) successive weeks, on or before the 26th day of April, 2019, warning all persons interested in the property to appear in this Court by the 4th day of June, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133811 (4-11,4-18,4-25)

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MARYLAND 20705

Plaintiff

vs.

QUAIN S. PRATHER
1301 PEACHTREE COURT
BOWIE, MD 20721-3000

and

PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY
COUNTY ADMINISTRATORS
BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Division
Case No. CAE 19-10231**

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

The property described as: Bowie, 14th Election District, Lots 21, 22, 15,000.0000 Sq. Ft., Lincoln Blk QUE, Assmt \$18,900 Map 045 Grid 00C1 Parcel Number 14 1660208, 5706 Walnut Street, Lanham, MD 20706-4728, and assessed to Prather, Quain S..

It is thereupon this 8th day of April, 2019, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of June, 2019, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and 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
133865 (4-18,4-25,5-2)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WILLIAM PETER QUEEN

Notice is given that Kevin F Boone, whose address is 7820 Hanover Parkway Apt #303, Greenbelt, MD 20770, was on April 5, 2019 appointed Personal Representative of the estate of William Peter Queen, who died on March 5, 2001 without a will.

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

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

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

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

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

KEVIN F BOONE
Personal Representative

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

Estate No. 112535
133921 (4-18,4-25,5-2)

LEGALS

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**

7126 ORA GLEN CT.
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated April 23, 2009 and recorded in Liber 30935, Folio 375 among the Land Records of Prince George's County, MD, with an original principal balance of \$324,268.00, 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

MAY 7, 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 \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 170264-2)

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

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

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

133918 (4-18,4-25,5-2)

NOTICE

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

Plaintiffs

vs.

Tya Travers

Defendant

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

CIVIL NO. CAEF 18-50070

ORDERED, this 17th day of April, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2500 Kent Village Drive #2500, Landover, Maryland 20785 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 17th day of May, 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 17th day of May, 2019, next.

The report states the amount of sale to be \$125,400.00.

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

133976 (4-25,5-2,5-9)

NOTICE

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

Plaintiffs

vs.

Gerard Dupree and
Jennifer Dupree

Defendants

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

CIVIL NO. CAEF 17-33857

ORDERED, this 17th day of April, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10507 Cedarwood Lane, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of May, 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 17th day of May, 2019, next.

The report states the amount of sale to be \$370,000.00.

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

133978 (4-25,5-2,5-9)

NOTICE

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

Plaintiffs

vs.

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

vs.

ARIELLE SKYE TODD
Prince George's County, Maryland
AND

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

Prince George's County, described as follows: Tax Account No 0285619, 17,464.0000 SQ.FT. & IMPS. FRIENDLY HILLS LOT 112; ASSMT \$139,300 LIB 35953 FL 586; AND ASSESSED TO TODD ARIELE S.; KNOWN AS 1012 CENTENNIAL DR FORT WASHINGTON MD 20744.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division
CAE 19-02117**

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

Prince George's County, described as follows: Tax Account No 0285619, 17,464.0000 SQ.FT. & IMPS. FRIENDLY HILLS LOT 112; ASSMT \$139,300 LIB 35953 FL 586; AND ASSESSED TO TODD ARIELE S.; KNOWN AS 1012 CENTENNIAL DR FORT WASHINGTON MD 20744.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 1st day of April, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 26th day of April, 2019, warning all persons interested in the property to appear in this Court by the 4th day of June, 2019, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133793 (4-11,4-18,4-25)

ORDER OF PUBLICATION

FLORIDA ON THE POTOMAC, LLC

Plaintiff

v.

WILLIAM C. McNEILL, HARRY J. McNEILL, STELLA L. SATCHELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES D. McNEILL, HARRY J. McNEILL, PERSONAL REPRESENTATIVE OF THE ESTATE OF VALERIA McNEILL, ALICE B. HINES, DAVID H. HINES, WILBUR B. HINES, KATHERINE McNEILL WALKER, CAROLYN McNEILL, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM C. McNEILL, JR., ROBERT H. McNEILL, ROBERT H. McNEILL, PERSONAL REPRESENTATIVE OF THE ESTATE OF BEULAH NURSE and PRINCE GEORGE'S COUNTY, MD

and

THE TESTATE AND INTTESTATE SUCCESSORS OF WILLIAM C. McNEILL, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED; ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, GRANTEES, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY KNOWN AND DESCRIBED AS:

5.0200 Acres Assmt \$116,300 Map 29 Grid D1 Par 230 Lib 00108 FL 214 and assessed to Mcneil Wm C. (also known as William C. McNeill) under Account Number 1650399, being in the Bowie, 14th Election District of Prince George's County, Maryland, having a street address of 000000 Normal School Road, Bowie, MD 20715.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 19-00043**

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

5.0200 Acres Assmt \$116,300 Map 29 Grid D1 Par 230 Lib 00108 FL 214 and assessed to Mcneil Wm C. (also known as William C. McNeill). Street address of 000000 Normal School Road, Bowie, MD 20715.

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

It is thereupon this 1st day of April, 2019 by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 4th day of June, 2019 and redeem the property known as 000000 Normal School Road, Bowie, MD 20715 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple 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
133794 (4-11,4-18,4-25)

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.

Otoobong Udoka
5534 Karen Elaine Drive, Unit 1734
New Carrollton, MD 20784

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-45003**

Notice is hereby given this 1st day of April, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of May, 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 1st day of May, 2019. The Report of Sale states the amount of the foreclosure sale price to be \$41,000.00. The property sold herein is known as 5534 Karen Elaine Drive, Unit 1734, New Carrollton, MD 20784.

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

True Copy—Test:
Mahasin El Amin, Clerk
133808 (4-11,4-18,4-25)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

NICOLE DENISE WILLIAMS
MICHAEL V. WILLIAMS
4710 English Court
Suitland, MD 20746

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-41241**

Notice is hereby given this 15th day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4710 English Court, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$187,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133951 (4-25,5-2,5-9)

NOTICE

IN THE MATTER OF:
Sandesh Rene Hurt

FOR THE CHANGE OF NAME TO:
Sandesh Rene Hannah

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-10562**

A petition has been filed to change the name of Sandesh Rene Hurt to Sandesh Rene Hannah. The latest day by which an objection to the petition may be filed is May 13, 2019.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
133972 (4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

KATHRYN PROCOPE
NORMAN PROCOPE
15001 Jansmore Court
Bowie, MD 20721

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-41237**

Notice is hereby given this 15th day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15001 Jansmore Court, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$405,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133952 (4-25,5-2,5-9)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JOYCE V. HERNANDEZ
SERGIO A. HERNANDEZ
9201 New Hampshire Avenue
Unit B-4
Silver Spring, MD 20903

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-45011**

Notice is hereby given this 15th day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9201 New Hampshire Avenue, Unit B-4, Silver Spring, MD 20903, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$41,650.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133956 (4-25,5-2,5-9)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

LESLIE A. PORTER
10700 Valley Brook Drive
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-44527**

Notice is hereby given this 15th day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10700 Valley Brook Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$252,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133958 (4-25,5-2,5-9)

NOTICE

IN THE MATTER OF:
Taliat Ayodeji Animashaun

FOR THE CHANGE OF NAME TO:
Tally Joe AnimaShaun

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-10829**

A petition has been filed to change the name of Taliat Ayodeji Animashaun to Tally Joe AnimaShaun. The latest day by which an objection to the petition may be filed is May 13, 2019.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
133973 (4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

GENEVEIERE THOMAS
ALEXANDER THOMAS, JR.
6132 Naval Avenue
Lanham, MD 20706

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-32404**

Notice is hereby given this 15th day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6132 Naval Avenue, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$290,400.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133953 (4-25,5-2,5-9)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

GENEVA WATKINS
LARRY WATKINS
2313 Fire House Road
Landover A/R/T/A Hyattsville,
MD 20785

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-44578**

Notice is hereby given this 15th day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2313 Fire House Road, Landover A/R/T/A Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$117,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133957 (4-25,5-2,5-9)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

LYDIA A. ALMEIDA
7914 Daniel Drive
District Heights, MD 20747

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-14774**

Notice is hereby given this 15th day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7914 Daniel Drive, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$185,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133959 (4-25,5-2,5-9)

NOTICE

IN THE MATTER OF:
John Adams Bailey

FOR THE CHANGE OF NAME TO:
Payton Bailey

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-10904**

A petition has been filed to change the name of John Adams Bailey to Payton Bailey. The latest day by which an objection to the petition may be filed is May 13, 2019.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
133974 (4-25)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JOHN C. BELAIR
2713 Bartlett Lane
Bowie, MD 20715

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-02191**

Notice is hereby given this 15th day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2713 Bartlett Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$289,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133954 (4-25,5-2,5-9)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ROBERT W. CEPKO
15912 Kerr Road
Laurel, MD 20707

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-02143**

Notice is hereby given this 15th day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15912 Kerr Road, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2019.

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

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

True Copy—Test:
Mahasin El Amin, Clerk
133955 (4-25,5-2,5-9)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**802 RACHEL COURT
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Calvin Thomas, dated November 25, 2017 and recorded in Liber 40682, Folio 463 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$222,008.00, 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 **MAY 14, 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 is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,000.00 by 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.

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
3104 GLISSADE COURT
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Sarita BOWENS and Sid R. BOWENS, dated February 9, 2006 and recorded in Liber 25374, Folio 500 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 7, 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 is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,000.00 by 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

133877 (4-18,4-25,5-2)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5007 SILVER VALLEY WAY
SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Derano Chuvvalo Clark, dated February 11, 2013, and recorded in Liber 34983 at folio 194 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

MAY 14, 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the 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 # 15-615988)

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

133925 (4-25,5-2,5-9)

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
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, Maryland, 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 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 **MAY 7, 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 is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$30,000.00 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

133879 (4-18,4-25,5-2)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$600.00 in each and every year.

4709 FOREST PINES DRIVE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Andre Simpson, dated August 23, 2016, and recorded in Liber 38585 at folio 587 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

MAY 14, 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 \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602702)

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

133924 (4-25,5-2,5-9)

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
10122 AUTUMN RIDGE COURT
MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Joseph Cousar and Delora D. Cousar, dated November 5, 1993 and recorded in Liber 9154, Folio 101 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on July 9, 2015 in the Land Records of Prince George's County at Liber No. 37200, Folio 557, with an original principal balance of \$178,150.00, and an original interest rate of 7.250%, 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 **MAY 7, 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 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 \$11,200.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

133878 (4-18,4-25,5-2)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

3011 METRONOME TURN
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Albert L. Sutton and Georjeanna Sutton, dated April 26, 2013, and recorded in Liber 35275 at folio 78 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

MAY 14, 2019
AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 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 # 18-602904)

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

133926 (4-25,5-2,5-9)

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LEGALS

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MARYLAND 20705

Plaintiff

vs.

THE ESTATE OF RUFUS H. PARKER, JR.
SERVE ALLISON PARKER-JOHNSON
516 BALBOA AVENUE
CAPITOL HEIGHTS, MD 20743

and

FIREMAN'S CREEK CONDOMINIUM ASSOCIATION
SERVE: ALLAN FEIGELSON, ES-QUIRE
8337 CHERRY HILL LANE
LAUREL, MD 20707-4828

and

PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY
COUNTY ADMINISTRATORS
BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Case No. CAE 19-10229

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

The property described as: Lanhams, 20th Election District, 3,840,000 Sq. Ft. & Improvements Assmt \$57,000 Map 005 Grid 00F4 Parcel 000 Lib 13609 Fl 457 Unit 1022, Tax Account Number 20 2266955, 5507 Karen Elaine Drive, Hyattsville, Md 20784, and assessed to Parker, Rufus H. Jr.

It is thereupon this 8th day of April, 2019, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of June, 2019, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and 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
133867 (4-18-4-25,5-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JOHN D. WIGGLESWORTH
6510 Livingston Road
Oxon Hill, MD 20745

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-23874

Notice is hereby given this 4th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6510 Livingston Road, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of May, 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 6th day of May, 2019.

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

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD

True Copy—Test:
Mahasin El Amin, Clerk
133835 (4-11,4-18,4-25)

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MARYLAND 20705

Plaintiff

vs.

ELIZA A. ROSS
1621 SE CASELLA COURT
PORT SAINT LUCIE, FL 34952-7508

and

OCWEN LOAN SERVICING, LLC
SERVE: CSC LAWYERS INCORPORATING SERVICE CO.
7 ST. PAUL STREET, SUITE 820
BALTIMORE, MD 21202

and

PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY
COUNTY ADMINISTRATORS
BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Case No. CAE 19-10227

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

The property described as: Spaulding, 6th Election District, 2,100,000 Sq. Ft. & Improvements St James Place Condominium Assmt \$40,000 Map 088 Grid A2 Parcel 000 Lib 14093 Fl 068 Unit 17, Tax Account Number 06 0438259, 3886 26th Avenue, Temple Hills, MD 20748, and assessed to Ross, Eliza A.

It is thereupon this 8th day of April, 2019, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of June, 2019, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and 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
133869 (4-18-4-25,5-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JULIA M. ATKOCIUS
2602 Loring Drive
Forestville, MD 20747

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-42727

Notice is hereby given this 3rd day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2602 Loring Drive, Forestville, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$199,950.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133831 (4-11,4-18,4-25)

LEGALS

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MARYLAND 20705

Plaintiff

vs.

DESTINA WALTER
5213 NEWTON STREET, UNIT 201
BLADENSBURG, MD 20710-2333

and

OCWEN LOAN SERVICING, LLC
SERVE: CSC LAWYERS INCORPORATING SERVICE CO.
7 ST. PAUL STREET, SUITE 820
BALTIMORE, MD 21202

and

PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY
COUNTY ADMINISTRATORS
BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Case No. CAE 19-10225

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

The property described as: Bladensburg, 6th Election District, 2,010,000 Sq. Ft. & Improvements, Bladenswoods, Assmt \$50,000 Map 0050 Grid 00E4 Parcel 000 Lib 26218 Fl 658 Unit 201, Tax Account Number 02 0106732, 5213 Newton Street, Bladensburg, MD 20710, and assessed to Walter, Jerry & Destina.

It is thereupon this 8th day of April, 2019, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of June, 2019, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and 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
133871 (4-18-4-25,5-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

WILLIAM F A HOWARD
1734 Forest Park Drive
District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-05109

Notice is hereby given this 3rd day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1734 Forest Park Drive, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2019.

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

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

True Copy—Test:
Mahasin El Amin, Clerk
133832 (4-11,4-18,4-25)

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MARYLAND 20705

Plaintiff

vs.

ROSETTA JOHNSON
7003 LAWRENCE ROAD
NEW ORLEANS, LA 70126-3102

and

PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY
COUNTY ADMINISTRATORS
BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Case No. CAE 19-10226

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

The property described as: Spaulding, 6th Election District, 6,825,000 Sq. Ft. & Improvements Skyline-3rd Addition Lot 7 Blk QUE Assmt \$60,300 Lib 05508 Fl 816, Tax Account Number 06 0655043, 4305 Donna Street, Suitland, MD 20746-3703, and assessed to Johnson, Edgar J & Rosetta.

It is thereupon this 8th day of April, 2019, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of June, 2019, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and 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
133870 (4-18-4-25,5-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JIMMY L. BANKSTON
LAVONNE E. BANKSTON
13711 Town Farm Road
ARTA Lot 15 Town Farm Road
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-01276

Notice is hereby given this 12th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13711 Town Farm Road, ARTA Lot 15 Town Farm Road, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of May, 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 13th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$69,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD

True Copy—Test:
Mahasin El Amin, Clerk
133912 (4-18-4-25,5-2)

LEGALS

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MARYLAND 20705

Plaintiff

vs.

THE ESTATE OF RUTH JACKSON
SERVE: JASON A. DELOACH, ES-QUIRE
11414 LIVINGSTON ROAD
FORT WASHINGTON, MD 20744

and

PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY
COUNTY ADMINISTRATORS
BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Case No. CAE 19-10228

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

The property described as: Laurel, 10th Election District, 10,949,000 Sq. Ft. & Improvements, Lot 2, Blk 15, Assmt \$184,433 Map 0006 Grid 00C1 Parcel 000 Lib 05636 Fl 875, Tax Account Number 10 1127893, 620 8th Street, Laurel, MD 20707-3918, and assessed to Jackson, Ruth.

It is thereupon this 8th day of April, 2019, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of June, 2019, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and 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
133868 (4-18-4-25,5-2)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

PAUL S. RIGGINS, JR.
12708 Heidi Marie Court
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-42801

Notice is hereby given this 12th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12708 Heidi Marie Court, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of May, 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 13th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$250,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD

True Copy—Test:
Mahasin El Amin, Clerk
133911 (4-18-4-25,5-2)

LEGALS

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MARYLAND 20705

Plaintiff

vs.

JOHN L. TOLSON
8787 BRANCH AVENUE
CLINTON, MD 20735

and

BROOKSIDE PARK CONDOMINIUM, INC.
SERVE: PHILLIP B. OCHS
4300 MONTGOMERY AVENUE,
SUITE 205
BETHESDA, MD 20814

and

JAMES D. WILLIAMS, MORTGAGEE
6309 BALTIMORE AVENUE, #204
RIVERDALE, MD 20737

and

PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY
COUNTY ADMINISTRATORS
BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
Case No. CAE 19-10224

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

The property described as: Oxon Hill, 12th Election District, Condominium Bldg 19, Unit 6759, A-1 2,001,000 Sq. Ft. & Improvements Assessment \$44,333 Map 0104 Grid F2 Parcel 000 Lib 20608 Fl 289 Unit 6759 A, Tax Account Number 06 0438259, 3886 26th Avenue, Temple Hills, MD 20748, and assessed to Tolson, John L.

It is thereupon this 8th day of April, 2019, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of June, 2019, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and 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
133872 (4-18-4-25,5-2)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DELLIAH J ROSS

Notice is given that Gary H Ross Jr, whose address is 808 Booker Drive, Capitol Heights, MD 20743 was on March 18, 2019 appointed Personal Representative of the estate of Delliah J Ross, who died on October 14, 2018 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of September, 2019.

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

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

(2) Two months after the

LEGALS

ORDER OF PUBLICATION

TED CHORVINSKY
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

ANDRE R. SNELL

and

MAIN STREET MORTGAGE COMPANY, LP

and

R.N. HARRIS, TRUSTEE

and

ROBERT D FULGHUM, TRUSTEE

and

STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property Address: 0576 Wilson Bridge Dr, Bldg 21 Unit 6777 A-1
Account Number: 12 1319706
Description: Condominium Bl Dg 21 Unit 6777 A-1 2,001.0000 Sq. Ft. & Imps. Wilson Bridge
Assmt: \$44,333
Liber/Folio: 17345/483
Assessed To: Snell Andre R.

**In the Circuit Court for Prince George's County, Maryland
CAE 19-10253**

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

Property Address: 0576 Wilson Bridge Dr, Bldg 21 Unit 6777 A-1
Account Number: 12 1319706
Description: Condominium Bl Dg 21 Unit 6777 A-1 2,001.0000 Sq. Ft. & Imps. Wilson Bridge
Assmt: \$44,333
Liber/Folio: 17345/483
Assessed To: Snell Andre R.

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

It is thereupon this 15th day of April, 2019, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 10th day of May, 2019, warning all persons interested in the said properties to be and appear in this Court by the 18th day of June 2019, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133961 (4-25,5-2,5-9)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Crystal R. Henderson

AND

Camille Esthel Henderson

6511 Medwick Drive
Hyattsville, MD 20783

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-28621**

Notice is hereby given this 1st day of April, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of May, 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 1st day of May, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$221,500.00. The property sold herein is known as 6511 Medwick Drive, Hyattsville, MD 20783.

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

True Copy—Test:
Mahasin El Amin, Clerk

133810 (4-11,4-18,4-25)

ORDER OF PUBLICATION

TED CHORVINSKY
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

SAMUEL N. SMITH LIVING TRUST DATED APRIL 13, 2007

and

SAMUEL N SMITH, BENEFICIARY

and

MARY G SHOFE, TRUSTEE

and

STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property Address: 0529 Wilson Bridge Dr, Bldg 5 Unit 6728 A-1
Account Number: 12 1315712
Description: Bldg 5 Unit 67 28 A-1 2,001.0000 Sq. Ft. & Imps. Wilson Bridge
Assmt: \$44,333
Unit 6728 A
Liber/Folio: 29183/123
Assessed To: Smith Samuel N Trustee

**In the Circuit Court for Prince George's County, Maryland
CAE 19-10255**

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

Property Address: 0529 Wilson Bridge Dr, Bldg 5 Unit 6728 A-1
Account Number: 12 1315712
Description: Bldg 5 Unit 67 28 A-1 2,001.0000 Sq. Ft. & Imps. Wilson Bridge
Assmt: \$44,333
Unit 6728 A
Liber/Folio: 29183/123
Assessed To: Smith Samuel N Trustee

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

It is thereupon this 15th day of April, 2019, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 10th day of May, 2019, warning all persons interested in the said properties to be and appear in this Court by the 18th day of June 2019, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133962 (4-25,5-2,5-9)

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.

Thomas J. Kokolis, Personal Representative for the Estate of Aaron Lomax, a/k/a Aron H. Lomax
9012 Pinehurst Drive
Fort Washington, MD 20744

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-45014**

Notice is hereby given this 1st day of April, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of May, 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 1st day of May, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$194,000.00. The property sold herein is known as 9012 Pinehurst Drive, 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

133809 (4-11,4-18,4-25)

LEGALS

ORDER OF PUBLICATION

TED CHORVINSKY
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

SUPER HAPPY FUN TOWN, LLC

and

HUEY EVANS

and

ZENOBIA EVANS

and

JAMES J FITZGIBBONS

and

STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property Address: 3801 Swann Rd, Bldg 3 Unit 304, Suitland, MD 20746
Account Number: 06 457424
Description: Bldg. 3 Unit 30 4, 1,834.0000 Sq.Ft. & Imps. Swann Hill Condo, Unit 3801 3
Assmt: \$42,000.00
Liber/Folio: 39609/241
Assessed To: Super Happy Fun Town LLC

**In the Circuit Court for Prince George's County, Maryland
CAE 19-10252**

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

Property Address: 3801 Swann Rd, Bldg 3 Unit 304, Suitland, MD 20746
Account Number: 06 457424
Description: Bldg. 3 Unit 30 4, 1,834.0000 Sq.Ft. & Imps. Swann Hill Condo, Unit 3801 3
Assmt: \$42,000.00
Liber/Folio: 39609/241
Assessed To: Super Happy Fun Town LLC

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

It is thereupon this 15th day of April, 2019, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 10th day of May, 2019, warning all persons interested in the said properties to be and appear in this Court by the 18th day of June 2019, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133963 (4-25,5-2,5-9)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Audrick D. Brown, Jr.
4910 Woodland Boulevard
Oxon Hill, MD 20745

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-00144**

Notice is hereby given this 15th day of April, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of May, 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 15th day of May, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$321,400.00. The property sold herein is known as 4910 Woodland Boulevard, 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

133966 (4-25,5-2,5-9)

ORDER OF PUBLICATION

TED CHORVINSKY
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

OUMAROU G. SINARE

and

STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property Address: 0572 Wilson Bridge Dr, Bldg 20 Unit 6773 C-2
Account Number: 12 1319599
Description: Condominium Bl Dg 20 Unit 6773 C-2 2,001.0000 Sq. Ft. & Imps. Wilson Bridge Unit 6773 C
Assmt: \$54,000
Liber/Folio: 38867/073
Assessed To: Sinare Oumarou G

**In the Circuit Court for Prince George's County, Maryland
CAE 19-10254**

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

Property Address: 0572 Wilson Bridge Dr, Bldg 20 Unit 6773 C-2
Account Number: 12 1319599
Description: Condominium Bl Dg 20 Unit 6773 C-2 2,001.0000 Sq. Ft. & Imps. Wilson Bridge Unit 6773 C
Assmt: \$54,000
Liber/Folio: 38867/073
Assessed To: Sinare Oumarou G

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

It is thereupon this 15th day of April, 2019, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 10th day of May, 2019, warning all persons interested in the said properties to be and appear in this Court by the 18th day of June 2019, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
133960 (4-25,5-2,5-9)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

LYNETTE CARPENTER NICHOLS
STEVE ROCHAN NICHOLS
1117 Wilberforce Court
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-32405**

Notice is hereby given this 3rd day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1117 Wilberforce Court, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$286,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

133830 (4-11,4-18,4-25)

LEGALS

ORDER OF PUBLICATION

WST REVOCABLE LIVING TRUST
13842 OUTLET DRIVE, #140
SILVER SPRING, MD 20904

Plaintiff

vs.

THE ESTATE OF CAROLYN S. GILLIAM-BING
SERVE: GREGORY JOSEPH GILLIAM
PERSONAL REPRESENTATIVE
7808 KILLCRONEY COURT
LAUREL, MD 20707

and

COUNCIL OF UNIT OWNERS
PRESIDENTIAL TOWERS
SERVE: MICHAEL S. NEALL, ESQUIRE
147 OLD SOLOMONS ISLAND ROAD, SUITE 400
ANNAPOLIS, MD 21401

and

PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY COUNTY ADMINISTRATORS BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Division
Case No. CAE 19-10289**

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

The property described as: Chillum, 17th Election District, Unit 901, 981.0000 Sq. Ft. & Improvements, Presidential Tower, Assessment \$68,667 Liber 11228 Folio 220, Unit 901, Tax Account Number 17-1935931, 1836 Metzertott Road, Hyattsville, MD 20783.

It is thereupon this 15th day of April, 2019, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2019, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and 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
133965 (4-25,5-2,5-9)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ALONZA D. ROBERTS
SARA J. ROBERTS
6700 Hillcroft Place
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-39118**

Notice is hereby given this 3rd day of April, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6700 Hillcroft Place, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$221,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

133824 (4-11,4-18,4-25)

ORDER OF PUBLICATION

WST REVOCABLE LIVING TRUST
13842 OUTLET DRIVE, #140
SILVER SPRING, MD 20904

Plaintiff

vs.

THE ESTATE OF OSWALD E. BODDEN
ANNETTE C. BODDEN-CAREY
PERSONAL REPRESENTATIVE
15355 NORTH 77TH DRIVE
PEORIA, AZ 85381

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