January 23 – January 29, 2020 – The Prince George's Post – A9

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12706 PROSPECT KNOLLS DR. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated April 12, 2007 and recorded in Liber 28985, Folio 260 among the Land Records of Prince George's County, MD, with an original principal balance of \$405,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) or located on Main St.). on

JANUARY 28, 2020 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted 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 Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 337709-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11002 ATWELL AVE. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated November 19, 2007 and recorded in Liber 28985, Folio 714 among the Land Records of Prince George's County, MD, with an original principal balance of \$408,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

JANUARY 28, 2020 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$46,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any senament agreement, rejustated or paid of the loan prior to the into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without insole relifiedy, in law of equily, stall be the refutition the deposit without the terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub Trustees will conver ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 325297-3)

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

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(1-9,1-16,1-23) <u>136377</u>

(1-9,1-16,1-23) 136439

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4023 35TH ST. MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust dated May 30, 2007 and recorded in Liber 27995, Folio 178 among the Land Records of Prince George's County, MD, with an original principal balance of \$220,850.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 4, 2020 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the developer and subject to an annual need of assessment and to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation are payable by purany governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any senart arcment, are instant or prior to the including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improveceeds 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. 146636-2)

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

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(1-16,1-23,1-30)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6238 JOE KLUTSCH DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated April 29, 2004 and recorded in Liber 19822, Folio 84 among the Land Records of Prince George's County, MD, with an original principal balance of \$184,300,00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

JANUARY 28, 2020 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from 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. 182153-1)

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9703 PRINCE WILLIAM DR. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated March 22, 2013 and recorded in Liber 34596, Folio 614 among the Land Records of Prince George's County, MD, with an original principal balance of \$182,033.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

JANUARY 28, 2020 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for areary propayment of water and every the ascertained by conearly prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 341061-1)

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12300 STURDEE DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated January 9, 2007 and recorded in Liber 26951, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$270,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.). on located on Main St.), on

FEBRUARY 4, 2020 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or sessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 96032-1)

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

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

(1-9,1-16,1-23) 136379 (1-9,1-16,1-23) 136440 (1-16,1-23,1-30)

Plaintiff,

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**

7302 RIGGS ROAD, UNIT 102 HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Lugenia G. Powell, dated March 4, 2008 and recorded in Liber 29552, Folio 349 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$88,900.00, and an original interest rate of 3.812%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 4, 2020 AT 11:30 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 condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$7,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase menoy at the pate trate from the date of foreclosure chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

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

LEGALS

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

136436

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

(1-16,1-23,1-30)

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

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

521 BIRCHLEAF AVENUE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from An-thony K. Wood, dated May 8, 2017 and recorded in Liber 39611, Folio 170 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$158,590.00, and an original interest rate of 2.250%, 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 FEBRUARY 11, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$15,000,00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

LEGALS

v.

ORDER OF PUBLICATION

THORNTON MELLON LLC

v.

Joann B. Way Occupant Holly Hill Condominium Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7310 DONNELL PL., CONDO UNIT 7310 C3, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0526327

ANY UNKNOWN OWNER OF THE PROPERTY 7310 DONNELL PL., CONDO UNIT 7310 C3, DIS-TRICT HEIGHTS, MD 20747 Parcel No. 06-0526327, 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 19-38000

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0526327 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7310 UNIT C-3

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

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of March 2020, and re-deem the property with Parcel Iden-tification Number <u>06-0526327</u> 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 (1-23,1-30,2-6) 136456

ORDER OF PUBLICATION CHRISTOPHER BRUSNICKI

Plaintiff,

Doris C. Miller Occupant Estate of Doris Miller Colony Square HOA, Inc. Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Marvland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6013 North Hil Mar Cir., District Heights, MD 20747, Parcel No. 06-0431213

ANY UNKNOWN OWNER OF THE PROPERTY 6013 North Hil Mar Cir., District Heights, MD 20747 Parcel No. 06-0431213, 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 19-38010

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0431213 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PLAT TWO

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

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of March 2020, and redeem the property with Parcel Iden-tification Number <u>06-0431213</u> 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 136457 (1-23,1-30,2-6)

(1-16,1-23,1-30)

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**

12006 AUTUMNWOOD LANE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Deb-orah L. Woolford, dated August 4, 2017 and recorded in Liber 39936, Folio 255 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$402,000.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on FEBRUARY 4, 2020 AT 11:30 AM. ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements

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

Terms of Sale: The property will be sold "as is" and subject to condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$39,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase menoy at the pate rate from the day of foredesure chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

(1-23,1-30,2-6)

136504

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

3314 HUNTLEY SQUARE DRIVE, UNIT T1 TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Estate Of Stanley H. Wallace, dated May 8, 2003, and recorded in Liber 20968 at folio 173 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JANUARY 28, 2020

AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Irust. The property is improved by a 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 \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the pur-chase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and / or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all escrow, if required. Cost of all documentary stamps, transfer takes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>19-600712</u>)

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

(1-9, 1-16, 1-23)136342



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

1300 CRISFIELD DRIVE **OXON HILL, MARYLAND 20745**

By virtue of the power and authority contained in a Deed of Trust from Lisa M. Prue and Thomas A. Prue, Sr., dated July 15, 2005, and recorded in Liber 24127 at folio 297 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JANUARY 28, 2020

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 \$13,000.00 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 annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purby the function of the deposit, the sale shall be volu and on 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 # 2013-41315)

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

(1-9,1-16,1-23)

Plaintiff,

ORDER OF PUBLICATION THORNTON MELLON LLC

v.

ORDER OF PUBLICATION THORNTON MELLON LLC

JOHNATHAN A & EDWARD NESBITT US Bank, NA US Bank, NA Mark & Gerard Wittstadt The Pines Community Assoc. Inc. Condominium No. Two of the Pines Estate of Edward Nesbitt Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10251 PRINCE PL CONDO UNIT: 32-T5, UPPER MARLBORO, MD 20774-0000, Parcel No. 13-1402767

ANY UNKNOWN OWNER OF THE PROPERTY 10251 PRINCE PL CONDO UNIT: 32-T5, UPPER MARLBORO, MD 20774-0000 Parcel No. 13-1402767, 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 19-37072

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1402767 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 32-T-5 BL DG 32 2,427.0000 SQ.FT. & IMPS. PINES CONDOMINIUM

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Iden-tification Number <u>13-1402767</u> 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

Plaintiff, v. PREXTY-LEVAN LLC PREXTY-LEVAN LLC PREXTY-LEVAN LLC AYODELE B HAMBOLU SPECIALTY LENDING GROUP SPECIALTY LENDING GROUP LLC CRAIG A PARKER & THOMAS J KOKOLIS Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5308 CUMBERLAND ST, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-1993849

ANY UNKNOWN OWNER OF THE PROPERTY 5308 CUMBER-LAND ST, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-1993849, 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 19-37067

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-1993849 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LTS 50.51 4,000.0000 SQ.FT. & IMPS. CAPITOL HEIGHTS BLK 30

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Iden-tification Number <u>18-1993849</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

v.

Occupant

MARYLAND

FRANCES J DOBSON

Unknown Owners

LARGO, MD 20774

No. 16-1813963

THE

The Oglethorpe Condominium

PRINCE GEORGE'S COUNTY,

836(b)(1)(v) purposes only)

(for Maryland Annotated Code 14-

Serve: Jared McCarthy, Res. Agent

1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

4410 OGLETHORPE ST, HY-

ATTSVILLE, MD 20781-0000, Parcel

ANY UNKNOWN OWNER OF

PROPERTY

OGLETHORPE ST, HYATTSVILLE,

MD 20781-0000 Parcel No. 16-

1813963, the unknown owner's

heirs, devisees, and personal repre-

sentatives and their or any of their

heirs, devisees, executors, adminis-

trators, grantees, assigns, or succes-

In the Circuit Court for

Prince George's County Civil Division

Case No.: CAE 19-37071

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-

erty Parcel Identification Number 16-1813963 in Prince George's

County, sold by the Collector of

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

UNIT 503 1,073.0000 SQ.FT. &

The complaint states, among other

IMPS. THE OGLETHORPE A C

things, that the amounts necessar

for redemption have not been paid.

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-

per having a general circulation in

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

ing all persons interested in the

property to appear in this Court by the 17th day of March 2020, and re-

deem the property with Parcel Iden-

tification Number 16-1813963 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

MAHASIN EL AMIN

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

encumbrances

True Copy-Test:

136459

Mahasin Él Amin, Clerk

to the plaintiff in this proceeding:

sors in right, title and interest

4410

Defendants.

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff, v.

> GREGORY WOMACK TRUST **FUND** ESTATE OF GREGORY WOMACK Occupant Unknown Owners

Plaintiff,

v.

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1616 FENWOOD AVE, OXON HILL, MD 20745-0000, Parcel No. 12-1307412

ANY UNKNOWN OWNER OF THE PROPERTY 1616 FENWOOD AVE, OXON HILL, MD 20745-0000 Parcel No. 12-1307412, 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 19-37069

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1307412 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7,800.0000 SQ.FT. & IMPS BIRCHWOOD CITY LOT 25 BLK

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Identification Number 12-1307412 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

(1-23,1-30,2-6)

Plaintiff, v. GLORIA KEYES & JASON F MAY Chelsea Wood Condominium Chelsea Wood Condominium Occupant Unknown Owners PRINCE GEORGE'S COUNTY,

LEGALS

MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ORDER OF PUBLICATION

THORNTON MELLON LLC

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8685 GREENBELT RD CONDO UNIT: 8685 201, GREENBELT, MD 20770-0000, Parcel No. 21-2430254

ANY UNKNOWN OWNER OF THE PROPERTY 8685 GREENBELT RD CONDO UNIT: 8685 201, GREENBELT, MD 20770-0000 Parcel No. 21-2430254, 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 19-37048

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 21-2430254 in Prince George's County, sold by the Collector of Taxes for the Prince George's Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

COURTS CONDOMI NIUM BLDG 8685 UNI T 201 2,274.0000 SQ.FT. & IMPS. CHELSEA WOODS COUR

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Iden-tification Number <u>21-2430254</u> 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

(1-23,1-30,2-6)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

EWS PROPERTIES LLC Capital One NA Capital One, NA ROBERT C ROANE Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3407 PERRY ST, MOUNT RAINIER, MD 20712-0000, Parcel No. 17-1976620

ANY UNKNOWN OWNER OF THE PROPERTY 3407 PERRY ST, MOUNT RAINIER, MD 20712-0000 Parcel No. 17-1976620, 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 19-37066

The object of this proceeding is to secure the foreclosure of all rights of secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1976620 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

(ADMIN/COMB 7/ 1/09 312SF FR 1976 638 09 5,875.0000 SQ. FT. & IMPS. MOUNT RAINIER-RHOD LOT 2 BLK 6)

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

It is thereupon this 13th day of January, 2020, 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 17th day of March 2020, and redeem the property with Parcel Iden-tification Number <u>17-1976620</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk (1-23,1-30,2-6) <u>136463</u>

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

True Copy—Test: Mahasin El Amin, Clerk (1-23,1-30,2-6) 136458

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk

MAHASIN EL AMIN

Clerk of the Circuit Court for

(1-23,1-30,2-6) 136462

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

11802 FOREST KNOLL COURT BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Thomas J. Haynes and Chenelle Harris, dated May 22, 2015, and recorded in Liber 37997 at folio 581 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

JANUARY 28, 2020 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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent settlement charges shall be limited to the refund of the deposition 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 offect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602526)

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

136343

LEGALS

136460

(1-23,1-30,2-6)

NOTICE

IN THE MATTER OF: Adeena Arshiya

FOR THE CHANGE OF NAME TO: Arshiya Laveen Sarker

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-41104

A petition has been filed to change the name of (Minor Child(ren)) Adeena Arshiya to Arshiya Laveen Sarker.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland (1-23)

136500

NOTICE

FOR THE CHANGE OF

Prince George's County, Maryland

Case No. CAE 19-41200 A petition has been filed to change

the name of Idean Jones to Joyce Jeridean Jones. The latest day by which an objection to the petition may be filed is February 10, 2020.

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

<u>136501</u> (1-23)

<u>136461</u>

IN THE MATTER OF: **Carlos Raul Barrera**

FOR THE CHANGE OF NAME TO: Carlos Raul Barrera-Reynolds

NOTICE

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-40217

A petition has been filed to change the name of (Minor Child(ren)) Carlos Raul Barrera to Carlos Raul Barrera-Revnolds.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland <u>136502</u> (1-23)

NOTICE

IN THE MATTER OF: Precious Nnanna Njemanze

FOR THE CHANGE OF NAME TO: Victor Chiemeka Precious Njemanze Sr.

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

Case No. CAE 19-41218

A petition has been filed to change the name of Precious Nnanna Nje-manze to Victor Chiemeka Precious Njemanze Sr

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136503 (1-23)

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

IN THE MATTER OF: Idean Jones

NAME TO: Joyce Jeridean Jones In the Circuit Court for

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 7820 Hanover Parkway, #102, Greenbelt, MD 20770-2610

By virtue of the power and authority contained in a Deed of Trust from JEANNE V. FIELDS, dated January 27, 2003 and recorded in Liber 16952 at Folio 723 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street Entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JANUARY 31, 2020 AT 3:00 P.M.

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

Unit numbered 404 in a Horizontal Property Regime known as "Greenbriar Condominium - Phase II," established by a Condominium Declaration dated July 15, 1975 and recorded December 12, 1975 in Liber 4564 at folio 790 and as shown on a plat of Condominium Subdivision entitled "Greenbriar Condominium - Phase II" recorded in plat book CEC 93 at plats 20 through 27, inclusive, among the land records of Prince George's County, Maryland.

TOGETHER WITH the facilities and other appurtenances to said unit, which unit and appurtenances have been more specifically defined in the Declaration aforesaid, and including the fee in an undivided interest in the common elements of said Regime appurtenant to said units as such interest is set out and defined in the said Declaration as the same may be lawfully revised or amended from time to time. Said property being in the 21st Election District

TOGETHER WITH all the rights and subject to the obligations contained in Declaration of covenants dated November 11, 1974 and recorded November 14, 1974 in Liber 4435 at folio 623, and dated July 15, 1975 and recorded December 12, 1975 in Liber 4564 at folio 762.

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

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.125% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

LEGALS

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

> > (1-16,1-23,1-30)

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

136431

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 6701 Bonnett Court, Laurel, MD 20707-5220

By virtue of the power and authority contained in a Deed of Trust from MARCIA S. KITSON and ESSAM A. SOLIMAN, dated January 30, 2007 and recorded in Liber 27312 at Folio 466 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street Entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JANUARY 31, 2020 AT 3:05 P.M.

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

Lot Number One Hundred-Ten (110), in Block lettered "A", in the subdivision known as "PLAT SEVEN, MAYFAIR", as per plat thereof recorded in Plat Book NLP 128 at plat no. 25 among the Land Records of Prince George's County, Maryland. Being located in the 10th Election District of said County.

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

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.875% 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 (includin tees or full commi on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

LEGALS

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 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

136344

(1-9,1-16,1-23)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13804 WESTVIEW FOREST DRIVE BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Terrence E. Remy and Lorre Ymer Remy, dated October 31, 2011 and recorded in Liber 33285, Folio 425 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,442.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 28, 2020 AT 11:30 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 \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS Substitute Trustees by virtue of Instrument recorded

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

136429

(1-16,1-23,1-30)

136430

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 13204 Cleveland Lane, Fort Washington, MD 20744

By virtue of the power and authority contained in a Deed of Trust from DIANTE T. HENSON, dated January 16, 2015 and recorded in Liber 36687 at Folio 090 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street Entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JANUARY 31, 2020 AT 3:10 P.M.

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

Being known and designated as Lot Numbered Twenty (20) in Block Numbered Ten (10) in a subdivision known as "FORT WASHINGTON FOREST" as per plat thereof recorded in Plat Book WWW 41 at page 72 among the Land Records of Prince George's County, Maryland.

For informational purposes only: Property Address: 13204 Cleveland Lane, Fort Washington, MD 20744

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

TERMS OF SALE: A deposit of \$20,000.00 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 3.250% 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

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

> > (1-16,1-23,1-30)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10314 FARRAR AVENUE CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust from John Richardson, dated November 19, 2012 and recorded in Liber 34784, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,750.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 28, 2020 AT 11:30 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 \$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

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 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

> > (1-9,1-16,1-23)

COUNTY COUNCIL HEARING

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

NOTICE OF FUDLIC HEAKING

TUESDAY, FEBRUARY 4, 2020

COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, February 4, 2020, the County Council of Prince George's County, Maryland, will hold the following public hearing:

11:30 A.M.

Appointment of the following individual as Fire Chief for Prince George's County:

Ms. Tiffany D. Green

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 <u>http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak</u>.

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: Donna J. Brown Clerk of the Council

136530

Plaintiff.

ORDER OF PUBLICATION

THORNTON MELLON LLC

v.

LUIS B & REGINA SERAPIAO Victoria Falls Community Assoc. Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 13601 BELLE CHASSE BLVD, CONDO UNIT: 216, LAUREL, MD 20707-0000, Parcel No. 10-3668910

ANY UNKNOWN OWNER OF THE PROPERTY 13601 BELLE CHASSE BLVD, CONDO UNIT: 216, LAUREL, MD 20707-0000 Parcel No. 10-3668910, 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 19-37027

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-3668910 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 216 NON C ONF USE 702.0000 SQ.FT. & IMPS. VICTORIA FALLS I C

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

It is thereupon this 6th day of Jan-uary, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 10-3668910 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk deem the property with Parcel Iden-tification Number <u>06-0563510</u> 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 (1-16,1-23,1-30) 136401

ORDER OF PUBLICATION

THORNTON MELLON LLC

			Pla	intiff,
V.				
	-			
JEROME	C	&	MARC	ella
RICHAR	DSON			
ARBOR	VIEW	Η	OMEOWI	NERS
ASSOC, I	INC.			
ESTATE	OF		MARC	ella
RICHAR	DSON			
Occupan	t			
Unknow	n Owner	rs		

PRINCE GEORGE'S COUNTY. MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10603 TERRAPIN HILLS CT. BOWIE, MD 20721-0000, Parcel No. 13-1515634

ANY UNKNOWN OWNER OF THE PROPERTY 10603 TERRAPIN HILLS CT, BOWIE, MD 20721-0000 Parcel No. 13-1515634, 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 19-37024

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1515634 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

11,395.0000 SQ.FT. & IMPS. NEW-BRIDGE PLAT 12 LOT 6 BLK K

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and re-deem the property with Parcel Iden-tification Number <u>13-1515634</u> 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.

1,500.0000 SQ.FT. & IMPS. FROST SUB PLAT 3 LOT 60 BLK A

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number <u>13-1463223</u> and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

(1-16, 1-23, 1-30)136402

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

v. CONNIE M ROBINSON & JOE N PETTIFOR Occupant

Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100

LARGO, MD 20774 ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY 7013 KENT TOWN DR, LAN-DOVER, MD 20785-0000, Parcel No. 13-1426238

ANY UNKNOWN OWNER OF THE PROPERTY 7013 KENT TOWN DR, LANDOVER, MD 20785-0000 Parcel No. 13-1426238, 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 19-37033

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1426238 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

ORDER OF PUBLICATION THORNTON MELLON LLC

LEGALS

Plaintiff,

KAY L. LANE TRUST KAY L. LANE TRUST ESTATE OF KAY L LANE Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND

(for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 900 7TH ST, LAUREL, MD 20707-0000, Parcel No. 10-1112358

ANY UNKNOWN OWNER OF THE PROPERTY 900 7TH ST, LAU-REL, MD 20707-0000 Parcel No. 10-1112358, 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 19-37022

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 10-1112358 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,418.0000 SQ.FT. & IMPS. FAIR-LAWN LOT 16 BLK YOU

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

It is thereupon this 6th day of Jan-uary, 2020, by the Circuit Court for Prince Georges County, That notice 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 10th day of March 2020, and redeem the property with Parcel Identification Number 10-1112358 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 136405 (1-16,1-23,1-30)

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

encumbrances.

LEGALS

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

True Copy—Test: Mahasin El Amin, Clerk (1-16,1-23,1-30) 136406

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

SHEENA H KWALINGANA Frenchmans Creek Condo Assoc. Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Marvland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5500 KAREN ELAINE DR CONDO UNIT: 904, HYATTSVILLE, MD 20784-0000, Parcel No. 20-2266633

ANY UNKNOWN OWNER OF THE PROPERTY 5500 KAREN ELAINE DR CONDO UNIT: 904, HYATTSVILLE, MD 20784-0000 Parcel No. 20-2266633, the unknown owner's heirs, devisees, and personal representatives and their or anv of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 19-37039

Defendants

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 20-2266633 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 904 3,840.0000 SQ.FT. IMPS. FRENCHMANS CREEK C

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

It is thereupon this 6th day of Jan-uary, 2020, 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, warn ing all persons interested in the property to appear in this Court by the 10th day of March 2020, and redeem the property with Parcel Iden-tification Number <u>20-2266633</u> and

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 ap-pear in this Court by the 10th day of March 2020, and redeem the prop-March 2020, and redeem the prop-erty with Parcel Identification Num-ber <u>06-0511816</u> and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 136408 (1-16,1-23,1-30)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

BILLY RAY & OLGA P GUYE The Cherry Glen Condominium, Inc

Cherry Glen Condominium, Inc. Occupant

Unknown Owners

V.

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-

836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11216 CHERRY HILL RD, CONDO UNIT: 213, BELTSVILLE, MD 20705-0000, Parcel No. 01-0011437

ANY UNKNOWN OWNER OF THE PROPERTY 11216 CHERRY HILL RD, CONDO UNIT: 213, BELTSVILLE, MD 20705-0000 Parcel No. 01-0011437, 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 19-37043

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0011437 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,047.0000 SQ. FT. & IMPS. CHERRY GLEN CONDO

The complaint states, among other

136400 (1-16,1-23,1-30)

ORDER OF PUBLICATION

THORNTON MELLON LLC

v.

FOLASHADE H & MUYIDEEN O AGORO

Plaintiff.

Marlow Towers Condominium, Inc. Marlow Towers Condominium, Inc. Marlow Towers Condominium, Inc. Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3853 ST BARNABAS RD, CONDO UNIT: 3853 T202, SUITLAND, MD 20746-0000, Parcel No. 06-0563510

ANY UNKNOWN OWNER OF THE PROPERTY 3853 ST BARN-ABAS RD, CONDO UNIT: 3853 T202, SUITLAND, MD 20746-0000 Parcel No. 06-0563510, 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 19-37041

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0563510 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 3853 T 20 2 1,693.0000 SQ.FT. & IMPS. MARLOW TOWERS COND

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

It is thereupon this 6th day of Jan-uary, 2020, 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 10th day of March 2020, and reMAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk (1-16,1-23,1-30) 136403

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

CHRISTINE YOUNG FROST SUBDIVISION HOA INC. Occupant Unknown Owners

PRINCE GEORGE'S COUNTY,

MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2934 BUCKTHORN CT, LANHAM, MD 20706-0000, Parcel No. 13-1463223

ANY UNKNOWN OWNER OF THE PROPERTY 2934 BUCK-THORN CT, LANHAM, MD 20706-0000 Parcel No. 13-1463223, 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 19-37025

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1463223 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

4,559.0000 SQ.FT. & IMPS. KENT-LAND LOT 7 BLK E

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

It is thereupon this 6th day of Jan-uary, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 13-1426238 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 <u>1364</u>04 (1-16,1-23,1-30)

NOTICE

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

Elizabeth A. Blount and Estate of Tony L Jenkins Defendants

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

CIVIL NO. CAEF 19-28437

ORDERED, this 14th day of January, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8507 Dangerfield Road, Clin-ton, Maryland 20735 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of February, 2020 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 14th day of February, 2020, next.

The report states the amount of sale to be \$175,700.00.

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

136531 (1-23,1-30,2-6)

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff.

WILLIAMS	FAMI	ΠY	REBVO	
BLE TRUST	1 / 11/11		ICLD V C	Jen
ESTATE	OF	JAN	MES	LEO
WILLIAMS	JR			
ESTATE	OF	JAN	MES	LEO
WILLIAMS	JR			
Occupant				
Unknown O	wners			

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1903 CAMPBELL DR, SUITLAND, MD 20746-0000, Parcel No. 06-0649160

ANY UNKNOWN OWNER OF THE PROPERTY 1903 CAMPBELL DR, SUITLAND, MD 20746-0000 Parcel No. 06-0649160, 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 19-37040

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0649160 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

SEC B OF LOT 3 8 6,000.0000 SQ.FT. & IMPS. DUPONT HEIGHTS - R BLK 27

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

It is thereupon this 6th day of Jan-uary, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number <u>06-0649160</u> and answer the complaint or thereafter

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 (1-16,1-23,1-30) <u>136407</u>

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff.

MOSES KOYI Allen & Janet Lord Susan, Allen & Jacinto Lord Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9303 DARCY RD, UPPER MARL-BORO, MD 20774-0000, Parcel No. 06-0511816

ANY UNKNOWN OWNER OF THE PROPERTY 9303 DARCY RD, UPPER MARLBORO, MD 20774-0000 Parcel No. 06-0511816, 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 19-36989

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0511816 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3.0000 ACRES. & IMPS.

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

It is thereupon this 6th day of Jan-uary, 2020, by the Circuit Court for

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

It is thereupon this 6th day of Jan-uary, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number <u>01-0011437</u> 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 one unbrances encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (1-16,1-23,1-30) 136409



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

VS.

Jeannette Zaykeeah Robertson Defendant

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

CIVIL NO. CAEF 19-31893

ORDERED, this 14th day of January, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 3745 Eightpenny Lane, Bowie, Maryland 20716 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of February, 2020 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 14th day of February, 2020, next. The report states the amount of sale to be \$213,800.00.

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

136532

(1-23,1-30,2-6)

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

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

7804 GREEN STREET CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Don-405 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$175,000.00, and an original inter-est rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of court-baues complex. If sourchause is closed due to inclement worther or house complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 4, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to condiif any and with no warranty of any kind. A deposit of \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

> Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com (1-16,1-23,1-30)

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** 2902 BUCKTHORN COURT LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Richard E. Scaife, dated June 21, 2006 and recorded in Liber 27146, Folio 603 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$178,500.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 4, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$18,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole 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 (1-16,1-23,1-30)

LEGALS

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8610 MONTPELIER DRIVE LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from Patricia Bennett, dated June 23, 2008 and recorded in Liber 29845, Folio with an original principal balance of \$269,000.00, 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 FEBRUARY 11, 2020 AT 11:30 AM.

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

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

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

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

136505

(1-23,1-30,2-6)

The Prince George's Post Call 301-627-0900

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

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

You must reclaim these vehicles by: 2/5/2020

136437

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

CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 20785 Phone: 301-773-7670

2005 BMW	525I	MD 2DK6274	WBANA535X5B864201
2015 FORD	FOCUS	MD 4DF5521	1FADP3F27FL206176
2001 HONDA	CIVIC	MD 7DM4332	2HGES16231H503213
2009 TOYOTA	YARIS	MD 7DA1936	JTDBT903291331507

JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739

2007	MERCEDES B	ENZ CLK	DC	FJ4935	WDBTJ56HX7F219123
2003	NISSAN	ALTIMA	MD	8CZ6809	1N4AL11D83C204704
2007	ACURA	RL	DC	EX7787	JH4KB16697C002308
2008	TOYOTA	YARIS	MD	9BG5980	JTDBT903581290689
2006	TOYOTA	SOLARA	VA	UTV8238	4T1CA30P06U072838
1999	FORD	MUSTANG	VA	UWP9464	1FAFP4049XF167499
2004	CADILLAC	SEVILLE SLS	MD	5CCZ64	1G6KS54Y94U148830
2003	CADILLAC	CTS	MD	4CN840	1G6DM57N830154970

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

2006 FORD E350 MD TX317702 1FDWE35L16DA10615 136538

136453 (1-16, 1-23, 1-30)(1-23)**ADVERTISE!** in The Prince George's Post

Call Today 301-627-0900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALBERT J MARTIN JR

136438

Notice is given that Mary M Martin, whose address is 2007 Aberdeen Drive, Crofton, Maryland 21114, was on November 22, 2019 ap-pointed Personal Representative of the estate of Albert J Martin Jr who died on October 17, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of May, 2020.

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

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

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

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

MARY M MARTIN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115449

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF **CARL LEE EDGELL**

Notice is given that Judith Higgins, whose address is 11211 Midvale Road, Kensington, MD 20895, was on November 12, 2019 appointed Personal Representative the estate of Carl Lee Edgell who died on October 31, 2019 with a will

Further information can be obby contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of May, 2020.

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

(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

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.

JUDITH HIGGINS

136454

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

TO ALL PERSONS INTERESTED

tained by reviewing the estate file in the office of the Register of Wills or

following dates:

decedent's death; or

(2) Two months after the personal

2007 2007 1990 1993 2001

Personal Representative

Estate No. 115332

(1-16,1-23,1-30)

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited.

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: 02/08/2020

Please contact the Revenue Authority of Prince George's County at: 301-685-5358.

ALLEYCAT TOWING & RECOVERY **5110 BUCHANAN ST** EDMONSTON, MD 20781 301-864-0323

2000 TOYOTA SOLARA 2011 FORD E150

2T1FF28P7YC356694 1FTNE1EW6BDA82323

CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD

LANDOVER, MD 20785 Phone: 301-773-7670

2000 CHEVROLET EXPRESS VA 30353HM 1GCHG35R5Y1122124 2006 NISSAN ALTIMA VA UMZ9626 1N4AL11D96C168767

JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747

301-967-0739

2017 SPARTIAN	WARIOR	50XBE1213HA003120
2008 MERCURY	GRAND MARQUIS	2MEFM75V88X603415
2006 SUBARU	OUTBACK	4S4BP61C567345083
2007 CHEVROLET	TRAILBLAZER	1GNES13M072166268
2007 SATURN	ION	1G8AJ55F27Z164345
1990 CADILLAC	FLEETWOOD VA 424ZQ	1G6DW5478LR702185
1993 ACURA	LEGEND VA VGV6821	JH4KA7565PC020909
2001 HYUNDAI	ELANTRA	KMHDN45D71U098469
2003 SUBARU	FORESTER	JF1SG636X3H713054
2004 CHEVROLET	IMPALA	2G1WF52K549415582
2001 JEEP	CHEROKEE	1J4FF48S41L533887
2017 TOYOTA	CAMRY	4T1BF1FK1HU696597
2004 FORD	TAURUS	1FAFP53U44A152466

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

2010 NISSAN	ROGUE	JN8AS5MV4AW125135
2003 FORD	TAURUS	1FAFP552X3A167600
2000 BUICK	LESABRE	1G4HR54K4YU134205
2001 CADILLAC	DEVILLE	1G6KD54Y21U153115
1		

136539

(1-23)

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

9109 3RD ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated August 8, 2005 and recorded in Liber 23101, Folio 38 among the Land Records of Prince George's County, MD, with an original principal balance of \$211,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

JANUARY 28, 2020 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without insole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted 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 Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 335109-1)

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

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

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

410-828-4838

136374

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

1012 NOVA AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated May 14, 2012 and recorded in Liber 33699, Folio 498 among the Land Records of Prince George's County, MD, with an original principal balance of \$231,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

JANUARY 28, 2020 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purhaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without insole relifiedy, in faw of equily, shall be the feturn of the deposit without hi-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub Trustees will convey ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 340138-1)

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

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

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

(1-9,1-16,1-23) 136373 (1-9,1-16,1-23) 136514

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

713 STREAMSIDE DR. **BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated April 7, 2006 and recorded in Liber 25657, Folio 73 among the Land Records of Prince George's County, MD, with an original principal balance of \$255,000.00, de-fault having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purhaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser whether or not purchaser is a Maryland First Time Home Buyer Purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without insole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted 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 Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 341618-1)

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

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

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

(1-23,1-30,2-6)

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

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

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13018 INGLESIDE DR. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated August 8, 2005 and recorded in Liber 23988, Folio 696 among the Land Records of Prince George's County, MD, with an original principal balance of \$283,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

FEBRUARY 4, 2020 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE EUSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for corrupt of water and each owner of the prepayment or discount for a set of the propayment of water and every charge may be ascertained by conearly prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the rurchaser'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 is used for 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. 101090-3)

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

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

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

136447

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1302 GUNPOWDER CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated March 30, 2010 and recorded in Liber 31646, Folio 83 among the Land Records of Prince George's County, MD, with an original principal balance of \$300,457.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

FEBRUARY 4, 2020 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and orch owner of this promety, and is not a fee or between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-ceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity is return of the denosit without Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 176610-2)

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13718 PORT COMMERCE CT. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated May 16, 2013 and recorded in Liber 34796, Folio 87 among the Land Records of Prince George's County, MD, with an original principal balance of \$347,995.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that burports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or essment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 341946-1)

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

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

(1-16,1-23,1-30) 136448

136515 (1-16.1-23.1-30)

(1-23, 1-30, 2-6)

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

6302 MARK DR. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated November 16, 2005 and recorded in Liber 24219, Folio 310 among the Land Records of Prince George's County, MD, with an original principal balance of \$304,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is responsible for obtaining physical possession of the property and assumes risk of loss or damage to the property will be resold and entire deposit retained by Contacting the lienholder. All costs of deed recordation, are payable by purchaser is the prosent agreement, reinstated or paid of the loan prior to the sale is subject to post-sale audit of the status of the loan w

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8990 WOODYARD RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated November 28, 2006 and recorded in Liber 27087, Folio 353 among the Land Records of Prince George's County, MD, with an original principal balance of \$344,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$49,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and ssume risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered ito any reapyment agreement, reinstated or paid of the loan prior to the sale is subject to post-sale audit of the status of the loan with the l

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6715 MARIANNE DR. SUITLAND A/R/T/A MORNINGSIDE, MD 20746

Under a power of sale contained in a certain Deed of Trust dated November 17, 2014 and recorded in Liber 36619, Folio 134 among the Land Records of Prince George's County, MD, with an original principal balance of \$206,196.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and ssume risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered it on any reapyment agreement, reinstated or paid of the loan prior to the sale is subject to post-sale audit of the status of the loan with the

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

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(1-23.1-30.2-6) 136517

(1-23.1-30.2-6)

136518

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 **BWW LAW GROUP, LLC** 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555 (1-23, 1-30, 2-6)

(301) 961-6555

136516

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6108 KILDARE CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated May 5, 2009 and recorded in Liber 30771, Folio 200 among the Land Records of Prince George's County, MD, with an original principal balance of \$318,794.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be that and void, and the Furchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 340340-1)

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9412 ELDRED PL. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated April 28, 2017 and recorded in Liber 39569, Folio 506 among the Land Records of Prince George's County, MD, with an original principal balance of \$352,497.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purground rent, whether incurred prior to or after the sale to be pair by the pair chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 336883-1)

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

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

(1-23,1-30,2-6) 136521

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3206 STONESBORO RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 29, 2014 and recorded in Liber 36544, Folio 138 among the Land Records of Prince George's County, MD, with an original principal balance of \$406,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser is k of loss or damage to the status of the loan prior to the sale is subject to post-sale audit of the status of the loan prior to the sale is subject to post-sale audit of the status of the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest in sub

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

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

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

(1-23,1-30,2-6)

(1-23,1-30,2-6) 136520

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

4907 49TH AVE. HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated October 9, 2008 and recorded in Liber 30096, Folio 100 among the Land Records of Prince George's County, MD, with an original principal balance of \$340,025.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$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 unpid purchase morey at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to be lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for taxes in responsible for obtaining physical possession of the property, and susmer sisk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in terest. If purchaser fails to settle within ten days of ratification, subject to order of

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

143 JOYCETON TERR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated January 12, 2007 and recorded in Liber 28183, Folio 196 among the Land Records of Prince George's County, MD, with an original principal balance of \$280,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, such amounts survive forectosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale in any such event, this sale shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus pro-grade resulting from coid recels over it such surplus recults from improveceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 203813-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8007 DARCY RD. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated August 14, 2009 and recorded in Liber 31613, Folio 417 among the Land Records of Prince George's County, MD, with an original principal balance of \$261,546.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpid purchase morey at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to be lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by to contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with be loan service

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

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

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

(1-23, 1-30, 2-6)

(1-23,1-30,2-6) 136523

(1-23,1-30,2-6) 136524

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

136522

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

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12508 SIR WALTER DR. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated February 1, 2007 and recorded in Liber 27249, Folio 553 among the Land Records of Prince George's County, MD, with an original principal balance of \$373,350.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 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 \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by FOR THE PURCHASER. Adjustment of current year's real property taxes to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds excluding the purchaser is provided to any surplus proceeds and entire deposite the purchaser of the purchaser shall not be entitled to any surplus proceeds and the purchaser is provided to any surplus proceeds and the purchaser is provided to any surplus proceeds and the purchaser is provided to any surplus proceeds and the purchaser is provided to any surplus proceeds and the purchaser is provided to any surplus proceeds and the purchaser is provided to any surplus proceeds and the purchaser is provided to any surplus proceeds and the purchaser is provided to any surplus proceeds and the purchaser is provided to any surplus proceeds and the purchaser is provided to any surplus proceeds and the purchaser is provided to any surplus proceeds and the purchaser is provided to any surplus proceeds and the purchaser is provided to any surplus provided to a ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 337981-1)

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

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

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

136525

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12709 BRUNSWICK LA. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated October 29, 2007 and recorded in Liber 29014, Folio 440 among the Land Records of Prince George's County, MD, with an original principal balance of \$244,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331690-1)

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9910 SANTA CRUZ ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated November 21, 2008 and recorded in Liber 30247, Folio 158 among the Land Records of Prince George's County, MD, with an original principal balance of \$218,713.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the pur-chaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-chaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 332303-2)

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

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

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

(1-23,1-30,2-6) 136526

(1-23,1-30,2-6) 136527

(1-23,1-30,2-6)

(

Plaintiff,

ORDER OF PUBLICATION

THORNTON MELLON LLC

v.

IOSE FUENTES CANALES & KENIA NUNEZ Presidential Park II Condominium Presidential Park II Condominium Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1806 METZEROTT RD CONDO UNIT: 104, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1947605

ANY UNKNOWN OWNER OF THE PROPERTY 1806 METZE-ROTT RD CONDO UNIT: 104, HY-ATTSVILLE, MD 20783-0000 Parcel No. 17-1947605, 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 19-37065

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1947605 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BLDG 6 UNIT 10 4 1,394.0000 SQ.FT. & IMPS. PRESIDENTIAL PARK

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

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince George's County once a 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 17th day of March 2020, and redeem the property with Parcel Iden-tification Number <u>17-1947605</u> 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

THORNTON MELLON LLC Plaintiff. HAYWOOD E & ELVINESE S WYCHE ESTATE OF HAYWOOD EMER-SON WYCHE Occupant Unknown Owners PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774 ALL OTHER PERSONS THAT

ORDER OF PUBLICATION

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9707 BEACHWOOD AVE, LAN-HAM, MD 20706-0000, Parcel No. 20-2249142

ANY UNKNOWN OWNER OF THE PROPERTY 9707 BEACH-WOOD AVE, LANHAM, MD 20706-0000 Parcel No. 20-2249142, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

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

Defendants.

Case No.: CAE 19-37064

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2249142 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOTS 214 & 215 6,000.0000 SQ.FT. & IMPS. SHERMAN PARK BLK 15

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

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince George's County once a week for 3 successive weeks, warn-ing all persons interested in the property to appear in this Court by the 17th day of March 2020, and redeem the property with Parcel Iden-tification Number 20-2249142 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

LEGALS

ORDER OF PUBLICATION ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

LUCILLE & BETTY L

ESTATE OF LUCILLE

PRINCE GEORGE'S COUNTY,

(for Maryland Annotated Code 14-

836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent

1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

5041 GUNTHER ST, CAPITOL

HEIGHTS, MD 20743-0000, Parcel

ANY UNKNOWN OWNER OF

THE PROPERTY 5041 GUNTHER

ST, CAPITOL HEIGHTS, MD 20743-

0000 Parcel No. 18-2083020, the un-

known owner's heirs, devisees, and

personal representatives and their

or any of their heirs, devisees, ex-

ecutors, administrators, grantees,

assigns, or successors in right, title

In the Circuit Court for

Prince George's County Civil Division

Case No.: CAE 19-37063

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

18-2083020 in Prince George's County, sold by the Collector of Taxes for the Prince George's

County and the State of Maryland

LOT 10 EX TRI AT NE COR

LOTS 8.9 6,000.0000 SQ.FT. &

IMPS. GR CAPITOL HEIGHTS

The complaint states, among other

It is thereupon this 13th day of

January, 2020, by the Circuit Court

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

per having a general circulation in Prince George's County once a

week for 3 successive weeks, warn-

ing all persons interested in the

property to appear in this Court by the 17th day of March 2020, and re-

deem the property with Parcel Iden-

tification Number <u>18-2083020</u> 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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

encumbrances.

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

to the plaintiff in this proceeding:

Defendants.

WASHINGTON

WASHINGTON

Unknown Owners

LARGO, MD 20774

No. 18-2083020

and interest

BLK 44

MARYLAND

Occupant

THORNTON MELLON LLC

EDDIE L & HARRIET S EVANS Occupant Unknown Owners

Plaintiff,

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5701 OAKFORD RD, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2017416

ANY UNKNOWN OWNER OF THE PROPERTY 5701 OAKFORD RD, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2017416, 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 19-37062

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 18-2017416 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

15,036.0000 SQ.FT. & IMPS.

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

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of March 2020, and redeem the property with Parcel Identification Number 18-2017416 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 (1-23,1-30,2-6) <u>136467</u>

To Subscribe call

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff, RICHARD L MASSARELLI

Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1056 MARTON ST, LAUREL, MD 20707-0000, Parcel No. 10-1086727

ANY UNKNOWN OWNER OF THE PROPERTY 1056 MARTON ST, LAUREL, MD 20707-0000 Parcel No. 10-1086727, 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 19-37049

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 10-1086727 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,664.0000 SQ.FT. & IMPS. FAIR-LAWN LOT 41 BLK QUE

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

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspa per having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of March 2020, and redeem the property with Parcel Iden-tification Number <u>10-1086727</u> 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 136468 (1-23,1-30,2-6)

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

GUILLERMO RODRIGUEZ IOSE VILLATORO & JASMINE WILLIAMS The Cherry Glen Condominium,

Inc. Cherry Glen Condominium, Inc. Occupant

Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11234 CHERRY HILL RD, CONDO UNIT: 154, BELTSVILLE, MD 20705-0000, Parcel No. 01-0010843

ANY UNKNOWN OWNER OF THE PROPERTY 11234 CHERRY HILL RD, CONDO UNIT: 154, BELTSVILLE, MD 20705-0000 Parcel No. 01-0010843, 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 19-37047

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 01-0010843 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,047.0000 SQ.FT. & IMPS. CHERRY GLEN CONDO

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

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of March 2020, and re-deem the property with Parcel Iden-tification Number <u>01-0010843</u> 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 (1-23,1-30,2-6)

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

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

223 ZELMA AVENUE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Marlene A. Hudson Paige, dated November 19, 2002 and recorded in Liber 16539, Folio 695 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on February 8, 2018 in the Land Records of Prince George's County at Liber No. 40554, Folio 386, with an original principal balance of \$123,950.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previ-ously scheduled, on next day that court sits], on JANUARY 28, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of titled funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-these restrictions the prior to be the prior to the prior to the subscent the prior to be paid formation. chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

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

LEGALS

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

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

13032 SILVER MAPLE COURT **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Car-ollera Conway and Monique D. Mathis, dated July 17, 2007 and recorded in Liber 28483, Folio 208 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$232,000.00, and an original interest rate of 2.000%, default having oc-curred under the terms thereof, the Substitute Trustees will sell at public units of the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlborn, MD 20272 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 28, 2020 AT 11:30 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 \$39,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

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

LEGALS

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

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

14220 HIGHLANDS TERRACE ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Deb-orah Purcell, dated April 28, 2014 and recorded in Liber 35981, Folio 024 among the Land Records of Prince George's County, Maryland, modi-fied by Loan Modification Agreement recorded on June 25, 2018 in the Land Records of Prince George's County at Liber No. 41024, Folio 446, with an original principal balance of \$461,487.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Sub-stitute Trustees will sell at public auction at 14735 Main St., Upper Marl-boro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 28, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$41,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

LEGALS

vs.

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

LEGALS

(1-9.1-16.1-23)136347

VS.

(1-9,1-16,1-23) 136348

vs.

Substitute Trustees

Plaintiffs

Defendant(s)

NOTICE

ROBERT E. MARSHALL (DE-

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-18440

Notice is hereby given this 27th day of December, 2019 by the Cir-cuit Court for Prince George's

County, Maryland, that the sale of

the property mentioned in these proceedings and described as 1508 Airport Lane, Accokeek, MD 20607,

made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to

the contrary thereof be shown on or before the 27th day of January, 2020, provided a copy of this NOTICE be

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

successive weeks before the 27th

day of January, 2020. The report states the purchase

price at the Foreclosure sale to be

MAHASIN EL AMIN

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

True Copy—Test: Mahasin El Amin, Clerk

\$120,000.00.

136365

CEASED)

1508 Airport Lane Accokeek, MD 20607

LEGALS

vs.

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.

136346

Janet M. Weedon 3426 Wood Creek Drive Suitland, MD 20746

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-28478

Notice is hereby given this 6th day of January, 2020, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of February, 2020, 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 6th day of February, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$190,357.09. The property sold herein is known as 3426 Wood Creek Drive, Suitland, MD 20746.

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

True Copy—Test: Mahasin El Amin, Clerk

<u>1363</u>98 (1-16,1-23,1-30) NOTICE

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

> Substitute Trustees Plaintiffs

MARITZA E. ALVARENGA 8332 Imperial Drive Unit 3-D Laurel, MD 20708

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-31919

Notice is hereby given this 27th day of December, 2019 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8332 Imperial Drive, Unit 3-D, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of Janu-

ary, 2020. The report states the purchase price at the Foreclosure sale to be \$186,600.00.

\$100,000.00.	φ191,00
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland	Cle Prince
True Copy—Test: Mahasin El Amin, Clerk	True C Mahas

(1-9,1-16,1-23)

sin El Amin, Clerk 136362

NOTICE

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

> Substitute Trustees Plaintiffs

OTHELLO VINCENT IEFFERSON LUCINDA E. JEFFERSON (DE-CEASED) 6608 22nd Place Hyattsville, MD 20782

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-12031

Notice is hereby given this 27th day of December, 2019 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6608 22nd Place, Hyattsville, MD 20782, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of January, 2020. The report states the purchase

price at the Foreclosure sale to be \$191,000.00.

MAHASIN EL AMIN rk of the Circuit Court for e George's County, Maryland Copy—Test:

(1-9,1-16,1-23)

NOTICE

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

> Substitute Trustees, Plaintiffs

THELMA L. JONES (DECEASED) 4605 Red Hawk Terrace Bladensburg, MD 20710

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-28464

Notice is hereby given this 27th day of December, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4605 Red Hawk Terrace, Bladensburg, MD 20710, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of Janu-

ary, 2020. The report states the purchase price at the Foreclosure sale to be \$126,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk (1-9,1-16,1-23) 136363

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

NOTICE

Substitute Trustees,

STEVEN R. SCOTT 12011 Bion Drive Fort Washington, MD 20744

In the Circuit Court for Prince

Notice is hereby given this 27th day of December, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12011 Bion Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of Janu-

\$250,800.00.

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

(1-9,1-16,1-23)

136361

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

Plaintiffs vs.

Defendant(s)

George's County, Maryland Case No. CAEF 19-04118

ary, 2020. The report states the purchase price at the Foreclosure sale to be

MAHASIN EL AMIN

True Copy—Test: Mahasin El Amin, Clerk

(1-9, 1-16, 1-23)136364

Plaintiff,

DR,

Defendants.

ORDER OF PUBLICATION

THORNTON MELLON LLC

PRINCE GEORGE'S COUNTY,

836(b)(1)(v) purposes only)

(for Maryland Annotated Code 14-

Serve: Jared McCarthy, Res. Agent

1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

BELTSVILLE, MD 20705, Parcel No.

ANY UNKNOWN OWNER OF

THE PROPERTY 11509 CORD-

WALL DR, BELTSVILLE, MD 20705

Parcel No. 01-0006858, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

In the Circuit Court for

Prince George's County Civil Division

Case No.: CAE 19-37052

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

redemption in the following prop-

erty Parcel Identification Number 01-0006858 in Prince George's County, sold by the Collector of

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

10,624.0000 SQ.FT. & IMPS. VAN

HORN ESTATES LOT 21 BLK B

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

It is thereupon this 13th day of January, 2020, by the Circuit Court

for Prince Georges County, That no-

tice be given by the insertion of a copy of this order in some newspa-

per having a general circulation in

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

ing all persons interested in the

property to appear in this Court by the 17th day of March 2020, and re-

deem the property with Parcel Iden-

tification Number 01-0006858 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

MAHASIN EL AMIN

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

(1-23, 1-30, 2-6)

encumbrances.

True Copy—Test:

136471

Mahasin Él Amin, Clerk

to the plaintiff in this proceeding:

CORDWALL

SHIRLEY L BROOKS

Unknown Owners

LARGO, MD 20774

Occupant

MARYLAND

11509

01-0006858

and interest

LEGALS

Plaintiff,

MERLYN & ELIZABETH

MERLYN & ELIZABETH

PRINCE GEORGE'S COUNTY,

INTEREST IN THE PROPERTY

7902 CROWS NEST CT, CONDO

UNIT: 346, LAUREL, MD 20707-

ANY UNKNOWN OWNER OF

THE PROPERTY 7902 CROWS

NEST CT, CONDO UNIT: 346,

LAUREL, MD 20707-0000 Parcel

No. 10-1046382, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

In the Circuit Court for

Prince George's County Civil Division

Case No.: CAE 19-37050

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number

10-1046382 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,098.0000 SQ.FT. & IMPS.

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 13th day of

January, 2020, by the Circuit Court for Prince Georges County, That no-

tice be given by the insertion of a copy of this order in some newspa-per having a general circulation in

Prince George's County once a

week for 3 successive weeks, warn-ing all persons interested in the

property to appear in this Court by the 17th day of March 2020, and re-deem the property with Parcel Iden-

tification Number 10-1046382 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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

NOTICE

(1-23,1-30,2-6)

Substitute Trustees/

Plaintiffs,

Defendant(s).

True Copy—Test: Mahasin El Amin, Clerk

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

RAYMOND O. BENTON, JR

GWENDOLYNN J. BENTON 8407 Greenbelt Road

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-31888

Notice is hereby given this 9th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-

erty mentioned in these proceedings and described as 8407 Greenbelt Road, Unit T1, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATI-

FIED AND CONFIRMED, unless

cause to the contrary thereof be shown on or before the 10th day of

February, 2020, provided a copy of this NOTICE be inserted in some

weekly newspaper printed in said County, once in each of three succes-

sive weeks before the 10th day of February, 2020.

The report states the purchase price at the Foreclosure sale to be \$65,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for

Prince George's County, MD

(1-16,1-23,1-30)

Greenbelt, MD 20770

encumbrances

136477

vs.

Unit T1

BRIDGEPORT CONDO-P

Defendants.

and interest

0000, Parcel No. 10-1046382

836(b)(1)(v) purposes only)

FERNANDO

FERNANDO

MARYLAND

Unknown Owners

LARGO, MD 20774

CONDO.

Occupant

LEGALS

v.

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

MAY NASH Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2413 UNIVERSITY BLVD, HY-ATTSVILLE, MD 20783-0000, Parcel No. 17-1950914

ANY UNKNOWN OWNER OF THE PROPERTY 2413 UNIVER-SITY BLVD, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1950914, 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 19-37055

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1950914 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7,150.0000 SQ.FT. & IMPS. UNI-VERSITY GARDENS LOT 7 BLK

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

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of March 2020, and redeem the property with Parcel Iden-tification Number <u>17-1950914</u> 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 136472 (1-23,1-30,2-6)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff.

CAMERON I W BARRY State Employees C.U. of Md, Inc State Employees Credit Union JAMES R BROWN III & JOHN F COUO OF THE CHERRY GLEN CONDOMINIUM Unknown Owners

Plaintiff,

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ORDER OF PUBLICATION

THORNTON MELLON LLC

BROWN

Occupant

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11202 CHERRY HILL RD, CONDO UNIT: 67. BELTSVILLE, MD 20705-0000, Parcel No. 01-0009977

ANY UNKNOWN OWNER OF THE PROPERTY 11202 CHERRY HILL RD. CONDO UNIT: 67. BELTSVILLE, MD 20705-0000 Parcel No. 01-0009977, 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 19-37046

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 01-0009977 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,047.0000 SQ.FT. & IMPS. CHERRY GLEN CONDO

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

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of March 2020, and redeem the property with Parcel Iden-tification Number <u>01-0009977</u> 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

MOHAMMAD M & FARHANAN H BHUIYAN PNC Bank, NA PNC Bank, NA John Driscoll Et. Al. John Driscoll Et. Al. CHELSEA WOOD TWO CONDOMINIUM, INC Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8701 GREENBELT RD CONDO UNIT: 8701 101, GREENBELT, MD 20770-0000, Parcel No. 21-2430718

ANY UNKNOWN OWNER OF THE PROPERTY 8701 GREENBELT RD CONDO UNIT: 8701 101, GREENBELT, MD 20770-0000 Parcel No. 21-2430718, 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 19-37057

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 21-2430718 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

COURTS CONDOMI NIUM PHASE II BLDG 8701 UNIT 101 1,937.0000 SQ.FT. & IMPS. CHELSEA WOODS-PHAS

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

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of March 2020, and redeem the property with Parcel Identification Number <u>21-2430718</u> 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

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

LEWIS W & BOBBIE L ESTEP NICHOLA & JERRY GROSS Tower Federal Credit Union THE COUO OF THE BRIDGEPORT EMPLOYEES FCU RONALD M MILLER STRICKLIN (for Maryland Annotated Code 14-

Unknown Owners Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 MARYLAND ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY

LARGO, MD 20774

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 602 64TH AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-

ANY UNKNOWN OWNER OF THE PROPERTY 602 64TH AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2017283, 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

Case No.: CAE 19-37060

The object of this proceeding is to

GORY ESTATES LOT 17 BLK A

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

It is thereupon this 13th day of in the property, and vesting in the plaintiff a title, free and clear of all

and interest

Defendants.

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

secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 18-2017283 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding. to the plaintiff in this proceeding:

6,300.0000 SQ.FT. & IMPS. GRE-

The complaint states, among other

January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince George's County once a week for 3 successive weeks, warn-ing all persons interested in the property to appear in this Court by the 17th day of March 2020, and re-deem the property with Parcel Iden-tification Number <u>18-2017283</u> and prover the complaint or thereafter answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption

Tower Federal Credit Union Tower Federal Credit Union EDUCATIONAL SYSTEMS ANDREW W NUSSBAUM & GEORGE R. BOND & BARRY Occupant

Plaintiff,

PRINCE GEORGE'S COUNTY, (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT 2017283

Prince George's County, Maryland

True Copy—Test	:
Mahasin Él Amii	n, Clerk
<u>136470</u>	(1-23,1-30,2-6)

NOTICE

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

> Substitute Trustees Plaintiffs

vs. REGINALD DENSON 6005 Armaan Drive Glen Dale, MD 20769

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-26728

Notice is hereby given this 27th day of December, 2019 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6005 Armaan Drive, Glen Dale, MD 20769, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$424,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

<u>136360</u> (1-9,1-16,1-23)

NOTICE

IN THE MATTER OF: Nana Sarpong Konadu

FOR THE CHANGE OF NAME TO: Nana Sarpong Konadu Ijiti

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

Case No. CAE 19-40471

A petition has been filed to change the name of Nana Sarpong Konadu to Nana Sarpong Konadu Ijiti.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El A Clerk of the Circuit	
Prince George's Coun	ty, Maryland
136490	(1-23)

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

True Copy—Test: Mahasin El Amin, Clerk 136473 (1-23, 1-30, 2-6)

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/ Plaintiffs,

DIONNE T. SHAW 1600 Enterprise Road Bowie, MD 20721

vs.

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-27514

Notice is hereby given this 9th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 1600 Enterprise Road, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CON-EIEMED unloss cause to the con-FIRMED, unless cause to the con-trary thereof be shown on or before the 10th day of February, 2020, pro-vided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each

of three successive weeks before the 10th day of February, 2020. The report states the purchase price at the Foreclosure sale to be \$385,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk <u>13642</u>2 (1-16,1-23,1-30)

NOTICE

IN THE MATTER OF: Obofoni M Abu

FOR THE CHANGE OF NAME TO: Obofoni Mariam Timberlake

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-40488

A petition has been filed to change the name of Obofoni M Abu to Obofoni Mariam Timberlake.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136491 (1-23)

NOTICE

IN THE MATTER OF: Althea Juanita Miner

True Copy—Test: Mahasin El Amin, Clerk

<u>13642</u>3

FOR THE CHANGE OF NAME TO: Althea Juanita Ruffin

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

Case No. CAE 19-40618

A petition has been filed to change the name of Althea Juanita Miner to Althea Juanita Ruffin.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136492 (1-23)

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

True Copy—Test: Mahasin El Amin, Clerk 136478 (1-23,1-30,2-6)

CARRIE M. WARD, et al.

Rockville, MD 20852

ROBERT B. EZELL

5506 Shawnee Drive

Oxon Hill, MD 20745

vs.

6003 Executive Blvd., Suite 101

NOTICE

Substitute Trustees/

Plaintiffs,

Defendant(s)

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees/ Plaintiffs

NOTICE

BONNIE HARRIS DAVID HARRIS 8009 Holly Lane Clinton, MD 20735 Defendant(s)

vs.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-41263

Notice is hereby given this 8th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 8009 Holly Lane, Clinton, MD 20735, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 10th day of February, 2020, pro-vided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2020. The report states the purchase price at the Foreclosure sale to be \$235,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (1-16,<u>1-23,1-30)</u> 136451

NOTICE

IN THE MATTER OF: RICHARD LEE NANCE JR.

FOR THE CHANGE OF NAME TO: Richard Lee Nance Jr.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-40634

A petition has been filed to change the name of RICHARD LEE NANCE JR. to Richard Lee Nance

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El	Amin
Clerk of the Circu	uit Court for
Prince George's Cou	unty, Maryland
136494	(1-23)

LEGALS

vs.

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees/ Plaintiffs,

VERONICA V. HANSBOROUGH 5911 Terence Drive

Clinton, MD 20735 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-44164

Notice is hereby given this 8th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 5911 Terence Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONSIMPTED unloss at the CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 10th day of February, 2020, 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

10th day of February, 2020. The report states the purchase price at the Foreclosure sale to be \$236.000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

136452 (1-16,1-23,1-30)

NOTICE

IN THE MATTER OF: Irma Christine Coates

FOR THE CHANGE OF NAME TO: Erma Christine Smith

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

Case No. CAE 19-40846

A petition has been filed to change the name of Irma Christine Coates to Erma Christine Smith.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136495 (1-23)

NOTICE

IN THE MATTER OF:

Mary Nse Osunkkojo

FOR THE CHANGE OF

Mary Nse Osunkojo

NAME TO:

136493

Notice is hereby given this 8th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 5506 Shaumon

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 19-26731

and described as 5506 Shawnee 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 10th day of February, 2020, 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

10th day of February, 2020. The report states the purchase price at the Foreclosure sale to be

\$205*.*000.00. MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk

136450 (1-16,1-23,1-30)

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 19-40629

A petition has been filed to change the name of Mary Nse Osunkkojo to Mary Nse Osunkojo.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin

Clerk of the Circuit Court for

Prince George's County, Maryland

(1-23)

Adam L Abrahams 3206 Tower Oaks Blvd 4th Floor Rockville, MD 20852 240-283-1162

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIA BELLO CACAS

Notice is given that Rita M Cacas, whose address is 10417 Inwood Av-enue, Silver Spring, MD 20902, was on November 19, 2019 appointed Personal Representative of the es-tate of Maria Bello Cacas, who died on August 2, 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.

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

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

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

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

RITA M CACAS Personal Representative

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

Estate No. 114778 136382 (1-9,1-16,1-23)

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. Laureen E. Ponder 1254 Palmer Road, Unit#100 Fort Washington, MD 20744

In the Circuit Court for Prince

Defendant

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHARON LEE THOMPSON

Notice is given that Arron W Thompson Jr, whose address is 2904 Kernal Lane, Temple Hills, MD 20748, was on November 19, 2019 apointed Personal Representative of the estate of Sharon Lee Thomp-son who died on September 3, 2018 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of May 2020 May, 2020.

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

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

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

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

ARRON W THOMPSON 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. 115314 (1-9,1-16,1-23) 136383

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

Latrina N. Saunders 8310 Willow Street Laurel, MD 20707

NOTICE

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

Plaintiffs vs. PAMELA R. TOWNS DARREN M. TOWNS 11407 Gunpowder Drive Fort Washington, MD 20744-4272

Defendant(s)

Substitute Trustees,

LEGALS

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-12514

Notice is hereby given this 30th day of December, 2019 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11407 Gunpowder Drive, Fort Washington, MD 20744-4272, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, un-less cause to the contrary thereof be shown on or before the 30th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 30th day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$400,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

136368 (1-9,1-16,1-23)

NOTICE

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

VS.

Lucretia Berlinski and Estate Edward Gerard Berlinski Defendants

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

CIVIL NO. CAEF 19-04088

ORDERED, this 3rd day of January, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6127 Landover Road, Cheverly, Maryland 20785 mentioned in these proceedings, made and re-ported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of February, 2020 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 and day of February, 2020, next. The report states the amount of sale to be \$286,351.00.

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

True Copy—Test: Mahasin El Amin, Clerk (1-16,1-23,1-30)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs
V.
Biyi D. Gbadehan
AND

Lande S. Oguntobi

12218 Apache Tears Circle Laurel, MD 20708

Defendants In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-26750

Notice is hereby given this 3rd day of January, 2020, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 3rd day of February, 2020, provided a copy of this notice be pub-lished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 3rd day of February, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$301,059.73. The property sold herein is known as 12218 Apache Tears Circle, Laurel, MD 20708.

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

True Copy—Test: Mahasin El Amin, Clerk

136390 (1-16,1-23,1-30)

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND **CIVIL NO. CAEF 19-28438**

ORDERED, this 7th day of Janu-

ary, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-

erty at 13803 Courtland Lane,

Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G.

O'Sullivan, et al., Substitute Trustees, be ratified and confirmed,

unless cause to the contrary thereof

be shown on or before the 7th day of February, 2020 next, provided a copy of this notice be inserted in

some newspaper published in said County once in each of three succes-

sive weeks before the 7th day of

February, 2020, next. The report states the amount of sale to be \$190,760.00.

Defendant

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

Substitute Trustees

vs.

Ray Tyler

CARRIE M. WARD, et al. Plaintiffs

Plaintiffs

Notice is hereby given this 3rd day of January, 2020 by the Circuit Court of February, 2020 The report states the purchase price at the Foreclosure sale to be \$168,000.00.

LEGALS

vs.

NOTICE

600 Baltimore Avenue, Suite 208

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 19-27478

Notice is hereby given this 6th day of January, 2020, by the Circuit Court for Prince George's County,

that the sale of the property men-tioned in these proceedings, made and reported, will be ratified and

confirmed, unless cause to the con-

trary thereof be shown on or before the 6th day of February, 2020, pro-vided a copy of this notice be pub-

lished in a newspaper of general circulation in Prince George's County, once in each of three succes-

Substitute Trustees

Plaintiffs

Defendants

Edward S. Cohn

Stephen N. Goldberg Richard E. Solomon Richard J. Rogers

Michael McKeefery

Christianna Kersey

Towson, MD 21204

Ignatius Anuforo

Edith Anuforo

14513 London Lane

Bowie, MD 20715

v.

AND

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

NOTICE

Substitute Trustees, Plaintiffs

WENDY MILLER 13047 Marquette Lane Bowie, MD 20715

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-07143

Notice is hereby given this 6th day of January, 2020 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 13047 Marquette Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 2020, pro-vided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 6th day

The report states the purchase price at the Foreclosure sale to be \$181,799.66.

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

True Copy-Test: Mahasin El Amin, Clerk

136393 (1-16,1-23,1-30)

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees, Plaintiffs

ROGELIO I. GUZMAN ROBERTO G. VARGAS 6468 Fairborn Terrace New Carrollton, MD 20784

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-15703

Notice is hereby given this 6th day of January, 2020 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6468 Fairborn Terrace, New Carrollton, 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 6th day of February, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 6th day of February, 2020.

The report states the purchase price at the Foreclosure sale to be \$225,000.00.

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

sive weeks before the 6th day of February, 2020. The Report of Sale states the amount of the foreclosure sale price to be \$221,100.00. The property sold herein is known as 14513 London Lane, Bowie, MD 20715.

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

True Copy—Test: Mahasin El Amin, Clerk

136399 (1-16,1-23,1-30)

NOTICE

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees

vs. PATRICIA SMITH JOYCE E. TATE 2522 Senator Avenue District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-39105

for Prince George's County, Mary-land, that the sale of the property and, that the sale of the property mentioned in these proceedings and described as 2522 Senator Avenue, 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 February, 2020, 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

George's County, Marvland Case No. CAEF 19-17310

Notice is hereby given this 30th day of December, 2019, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 30th day of January, 2020, 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 30th day of January, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$153,000.00. The property sold herein is known as 1254 Palmer Road, Unit#100, 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

136369 (1-9,1-16,1-23)

NOTICE

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

Substitute Trustees, Plaintiffs

vs.

ROHAN A. CATO 6721 Knollbrook Drive Hyattsville, MD 20783

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-05044

Notice is hereby given this 27th day of December, 2019 by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6721 Knollbrook Drive, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be cause to the contrary thereof be shown on or before the 27th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 27th day of Janu-

The report states the purchase price at the Foreclosure sale to be \$243,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

136366

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-20775

Notice is hereby given this 30th day of December, 2019, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 30th day of January, 2020, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successsive weeks before the 30th day of

January, 2020. The Report of Sale states the amount of the foreclosure sale price to be \$315,000.00. The property sold herein is known as 8310 Willow Street, Laurel, MD 20707.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 136370 (1-9,1-16,1-23)

NOTICE

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

> Substitute Trustees Plaintiffs

GEORGE L. RUSNAK (DE-CEASED) 5909 Arbroath Drive Clinton, MD 20735

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-26726

Notice is hereby given this 30th day of December, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5909 Arbroath Drive, Clinton, MD 20735, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of January, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 30th day of January, 2020.

The report states the purchase price at the Foreclosure sale to be \$222,000.00.

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

(1-9, 1-16, 1-23)

(1-9,1-16,1-23) 136367

<u>136391</u>

Defendant

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

Caroline E. Billhimer

AND

Nicholas I. Billhimer

10410 Truxton Road Adelphi, MD 20783

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-28491

Notice is hereby given this 6th day of January, 2020, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of February, 2020, pro-vided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of February, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$284,800.00. The property sold herein is known as 10410 Truxton Road, Adelphi, MD 20783.

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

True Copy-Test: Mahasin El Amin, Clerk

136397 (1-16,1-23,1-30)

NOTICE

IN THE MATTER OF: Thomas M Garvin

FOR THE CHANGE OF NAME TO: **Thomas Maurice McLaughlin**

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

Case No. CAE 19-40216

A petition has been filed to change the name of Thomas M Garvin to Thomas Maurice McLaughlin.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136487 (1-23)

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

136449 (1-16,1-23,1-30)

NOTICE CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees, Plaintiffs

DEBORAH M. BROWN 6516 Elmhurst Street District Heights, MD 20747

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-23618

Notice is hereby given this 3rd day of January, 2020 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in the safe of the property mentioned in these proceedings and described as 6516 Elmhurst Street, 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 February, 2020, 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 February, 2020.

The report states the purchase price at the Foreclosure sale to be \$186,000.00.

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

(1-16,1-23,1-30)

True Copy—Test: Mahasin El Amin, Clerk

<u>136389</u>

NOTICE

IN THE MATTER OF: Justine Aubrey Charles

FOR THE CHANGE OF NAME TO: Justin Aubrey Charles

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-40430

A petition has been filed to change the name of Justine Aubrey Charles to Justin Aubrey Charles.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136488 (1-23) MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

136392 (1-16,1-23,1-30)

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees Plaintiffs

SHERMAN W. BENTON, JR. 6301 Hil Mar Drive Unit 2 District Heights, MD 20747

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-18425

Notice is hereby given this 6th day of January, 2020 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 6301 Hil Mar Drive, Unit 2, District Heights, MD 20747, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 6th day of February, 2020.

The report states the purchase price at the Foreclosure sale to be \$58,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

136395 (1-16,1-23,1-30)

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

True Copy—Test: Mahasin El Amin, Clerk

136394 (1-16,1-23,1-30)

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees, Plaintiffs

TRAVIS CLARKE 15806 Buxton Place Upper Marlboro, MD 20774

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-10265

Notice is hereby given this 6th day of January, 2020 by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 15806 Buxton Place, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 6th day of February, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 6th day of February, 2020. The report states the purchase price at the Foreclosure sale to be

MAHASIN EL AMIN

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

NOTICE

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 19-40435

the name of (Minor Child(ren)) Cameron Andrew Giles to Cameron

The latest day by which an objec-

tion to the petition may be filed is February 10, 2020.

Mahasin El Amin

Clerk of the Circuit Court for

Prince George's County, Maryland

(1-23)

A petition has been filed to change

(1-16,1-23,1-30)

True Copy—Test: Mahasin El Amin, Clerk

IN THE MATTER OF:

Cameron Andrew Giles

FOR THE CHANGE OF

Cameron Andrew Cobb

\$360,000,00

136396

NAME TO:

Andrew Cobb.

ORDER OF PUBLICATION

THORNTON MELLON LLC

v.

Plaintiff, MADELINE E DAVIS HURTHA I. & MARY E. DULANEY Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 509 67TH PL, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2011120

ANY UNKNOWN OWNER OF THE PROPERTY 509 67TH PL, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2011120, 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 19-37058

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 18-2011120 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,625.0000 SQ.FT. & IMPS. OAK-MONT LOT 43 BLK 6

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

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of March 2020, and re-deem the property with Parcel Iden-tification Number <u>18-2011120</u> 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 136474 (1-23,1-30,2-6)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff, SUSAN M SIMMONS Adelphi Terrace Condominium Occupant Unknown Owners PRINCE GEORGE'S COUNTY,

MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9284 ADELPHI RD CONDO UNIT: 9284 302, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1833896

ANY UNKNOWN OWNER OF THE PROPERTY 9284 ADELPHI RD CONDO UNIT: 9284 302, HY-ATTSVILLE, MD 20783-0000 Parcel No. 17-1833896, the unknown owner's heirs, devisees, and personal representatives and their or anv 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 19-37056

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1833896 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

CONDOMINIUM UN IT 302 BLDG 9284 1,794.0000 SQ.FT. & IMPS. ADELPHI TERRACE CO

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

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince George's County once a week for 3 successive weeks, warn-ing all persons interacted in the ing all persons interested in the property to appear in this Court by the 17th day of March 2020, and redeem the property with Parcel Iden-tification Number <u>17-1833896</u> 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

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff, Bank of America NA Bank of America NA Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9112 TUCKERMAN ST, LANHAM, MD 20706-0000, Parcel No. 20-2273514

ANY UNKNOWN OWNER OF THE PROPERTY 9112 TUCKER-MAN ST. LANHAM, MD 20706-0000 Parcel No. 20-2273514, 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 19-37073

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 20-2273514 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

12,358.0000 SQ.FT. & IMPS. **GREENWOOD FOREST LOT 12** BLK K

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

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of March 2020, and re-deem the property with Parcel Iden-tification Number <u>20-2273514</u> 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 136476 (1-23,1-30,2-6)

ORDER OF PUBLICATION THORNTON MELLON LLC

LEGALS

v.

Plaintiff.

GEORGE T SCHAAB Cherry Lane Professional Park Condo Occupant Unknown Owners

PRINCE GEORGE'S COUNTY. MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8750 CHERRY LN, CONDO UNIT: 8750, LAUREL, MD 20707-0000, Parcel No. 10-1010370

ANY UNKNOWN OWNER OF THE PROPERTY 8750 CHERRY LN, CONDO UNIT: 8750, LAUREL, MD 20707-0000 Parcel No. 10-1010370, 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 19-37059

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 10-1010370 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PHASE 4, UNIT C-5 5,691.0000 SQ.FT. & IMPS. CHERRY LANE BUSINE

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

It is thereupon this 13th day of January, 2020, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of March 2020, and redeem the property with Parcel Iden-tification Number <u>10-1010370</u> 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

LEGALS

NOTICE OF COMMUNITY PUBLIC MEETING **ON THE PRINCE GEORGE'S COUNTY** DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND

THE CITY OF BOWIE

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

Prince George's County Department of Housing and Community Development and the City of Bowie are preparing the joint Analysis of Impediments (AI) to Fair Housing Choice submitted every five years as required by the U.S. Department of Housing and Urban Development (HUD). The Analysis of Impediments is required prior to the submission of the County and City of Bowie's Consolidated Plans to ensure that HUD grants funds affirmatively further fair housing in its use of Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG).¹

Units of local government that receive HUD funds are also required to comply with the Fair Housing Act of 1968 which protects citizens from discrimination due to race, color, religion, sex, familial status, or national origin. The County and City of Bowie will examine policies and practices that: attempt to alleviate housing discrimination within their jurisdictions; promote fair housing choice for all persons; provide opportunities for all persons to reside in any given housing development; and promote housing for persons with disabilities.

The purpose of the public meeting is to provide citizens with the opportunity to address and comment on the County and City of Bowie's plan to expand housing choice prior to its submission deadline in the Spring of 2020. The County and the City of hereby solicit public comment and participation from residents of the County and City of Bowie.

Community Public Meeting

Location: Čity of Bowie, City Hall, 15901 Excalibur Rd, Bowie, MD 20716 Date: Thursday, February 6, 2020 Time: 6:00PM - 8:30PM

Sign Language for the hearing impaired and interpretive services can be made available. To request these services, contact the Department of Housing and Community Development at (301) 883-5540 or TTY (301) 883-5428.

Written comments may also be sent to the Department of Housing and Community Development at 9200 Basil Court, Suite 500, Largo, Maryland 20774 or City of Bowie Grants Office, 15901 Excalibur Road, Bowie, MD 20716, attn: Kay Starr. For more information, please contact A. Funmi George, Senior Compliance Manager at (301) 883-5536 and Kay Starr, City of Bowie Grants Office at (301) 809-3009.

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

By Authority of:

Estella Alexander, Director Department of Housing and Community Development 9200 Basil Court, Suite 500, Largo, Maryland 20774 Date: January 23, 2020

¹ Prince George's County is currently developing its next Consolidated Plan cycle for Fiscal Years 2021 - 2025.

136482

(1-23)

LEGALS

AVISO DE REUNIÓN PÚBLICA COMUNITARIA SOBRE EL ANÁLISIS DE LOS IMPEDIMENTOS A LAS OPCIONES DE EQUIDAD EN LA VIVIENDA DEL DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO DEL CONDADO DE PRINCE GEORGE Y LA CIUDAD DE BOWIE

El Departamento de Vivienda y Desarrollo Comunitario del condado de Prince Ĝeorge y la ciudad de Bowie están preparando el Análisis de Impedimentos (AI, por sus siglas en inglés) Conjunto a las Opciones de Equidad en la Vivienda, presentado cada cinco años según requerido por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés). El análisis de los impedimentos es requerido antes de la presentación de los planes consolidados del condado y la ciudad de Bowie para asegurar que HUD otorgue fondos que promuevan afirmativamente más equidad en la vivienda en su uso de las Subvenciones en Bloque para el Desarrollo Comunitario (CDBG, por sus siglas en inglés), HOME, y las Subvenciones de las Soluciones de Emergencia (ESG, por sus siglas en inglés).

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/ Plaintiffs.

vs.

ALBERT A. WALKER JR. JANET K. WALKER 11101 Old Marlboro Pike Upper Marlboro, MD 20772 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-23598

Notice is hereby given this 17th day of January, 2020, by the Circuit day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 11101 Old Marl-boro Pike, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be cause to the contrary thereof be shown on or before the 18th day of February, 2020, 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 18th day of

February, 2020. The report states the purchase price at the Foreclosure sale to be \$85,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 136534 (1-23,1-30,2-6)

NOTICE CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/ Plaintiffs,

JUSTIN WEATHERS LISA WEATHERS 6721 Glenn Dale Road Glenn Dale, MD 20769

vs.

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-19455

Notice is hereby given this 17th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6721 Glenn Dale Road, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 18th day of February, 2020, provided a copy of this NOTICE be printed in some weekly newspaper printed in said County, once in each of three successive weeks before the

18th day of February, 2020. The report states the purchase price at the Foreclosure sale to be \$174,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 136535 (1-23,1-30,2-6) NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

vs.

Substitute Trustees/ Plaintiffs, LMS ENTERPRISE, LLC

7013 Mason Street District Heights, MD 20747 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-31955

Notice is hereby given this 17th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7013 Mason Street, 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 18th day of February, 2020, 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 18th day of February, 2020. The report states the purchase price at the Foreclosure sale to be

\$150,000.00.

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

<u>1365</u>36 (1-23, 1-30, 2-6)

(1-23,1-30,2-6) 136479

NOTICE

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

Antonio Preston Fountain and Karen T. Page

Defendants IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 19-19445

ORDERED, this 15th day of January, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 13003 Piscataway Road, Clin-ton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of February, 2020 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 18th day of February, 2020, next. The report states the amount of

sale to be \$151,000.00. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

(1-23,1-30,2-6)

Las unidades del gobierno local que reciben fondos de HUD también están obligadas a cumplir con la Ley de Equidad en la Vivienda de 1968 que protege a los ciudadanos de la discriminación debido a la raza, color, religión, sexo, estado familiar u origen nacional. El condado y la Ciudad de Bowie examinarán políticas y prácticas que: intentan aliviar la discriminación de la vivienda dentro de sus jurisdicciones; promover opciones de equidad en la vivienda para todas las personas; proporcionar oportunidades para que todas las personas residan en cualquier desarrollo de vivienda determinado; y promover la vivienda para personas con discapacidad.

El propósito de la reunión pública es brindar a los ciudadanos la oportunidad de abordar y comentar el plan del condado y la ciudad de Bowie para ampliar las opciones de vivienda antes de la fecha límite para presentarlo en la primavera de 2020. Por la presente, el condado y la ciudad solicitan comentarios públicos y la participación de los residentes del condado y la ciudad de Bowie.

Reunión Pública Comunitaria

Lugar: Avuntamiento (alcaldía) de la ciudad de Bowie. 15901 Excalibur Rd, Bowie, MD 20716 Fecha: jueves 6 de febrero de 2020 Hora: 6:00PM - 8:30PM

Se puede facilitar el lenguaje de señas para personas con discapacidad au-ditiva y servicios de interpretación. Para solicitar estos servicios, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario al (301) 883-5540 o TTY (301) 883-5428.

Los comentarios escritos también pueden ser enviados al Departamento de Vivienda y Desarrollo Comunitario en 9200 Basil Court, Suite 500, Largo, Maryland 20774 o la Oficina de Subvenciones de la Ciudad of Bowie, 15901 Excalibur Road, Bowie, MD 20716, attn: Kay Starr. Para obtener más información, comuníquese con A. Funmi George, gerente sénior de Cumplim-iento al (301) 883-5536 y Kay Starr, Oficina de Subvenciones de la Ciudad de Bowie al (301) 809-3009.

El condado de Prince George promueve afirmativamente la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacional, discapacidad o estado familiar en la admisión o acceso a beneficios en programas o actividades.

LEGALS

NOTICE

IN THE MATTER OF: Tanika Caprice Miller

FOR THE CHANGE OF NAME TO: Tanika Caprice Johnson

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

Case No. CAE 19-40960

A petition has been filed to change the name of Tanika Caprice Miller to Tanika Caprice Johnson.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136496 (1-23)

NOTICE

IN THE MATTER OF: Libba Monique Fennell-Johnson

FOR THE CHANGE OF NAME TO: Libba Monique Fennell

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

Case No. CAE 19-40962

A petition has been filed to change the name of Libba Monique Fennell-Johnson to Libba Monique Fennell.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136497 (1-23)

NOTICE

IN THE MATTER OF: Henrry Jeonathan Ramos

FOR THE CHANGE OF NAME TO: Henry Jonathan Ramos

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

Case No. CAE 19-41087

A petition has been filed to change the name of Henrry Jeonathan Ramos to Henry Jonathan Ramos.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136498 (1-23)

<u>136483</u>

NOTICE

In the Circuit Court for

the name of Maria Julia Frank to

The latest day by which an objection to the petition may be filed is February 10, 2020.

Clerk of the Circuit Court for Prince George's County, Maryland 136499 (1-23) ¹ Actualmente, el condado de Prince George está desarrollando su próximo plan consolidado para el ciclo de años fiscales 2021 - 2025. The Prince George's

Departamento de Vivienda y Desarrollo Comunitario 9200 Basil Court, Suite 500, Largo, Maryland 20774

Post Newspaper

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

(1-23)

136540

Por Autoridad de:

Estella Alexander, Directora

Fecha: 23 de enero de 2020

IN THE MATTER OF: Maria Julia Frank

FOR THE CHANGE OF NAME TO: **Julia** Frank

Case No. CAE 19-41096

Prince George's County, Maryland

A petition has been filed to change

Julia Frank

Mahasin El Amin

LEGALS

Plaintiff,

ORDER OF PUBLICATION THORNTON MELLON LLC

v.

ORDER OF PUBLICATION THORNTON MELLON LLC

REGINA WINSTON Branch Banking & Trust Company Branch Banking & Trust Company Branch Banking & Trust Company EDWARD BARKER & WILLIAM ZIEGLER Frenchmans Creek Condo Assoc. Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7521 RIVERDALE RD CONDO UNIT: 1962, HYATTSVILLE, MD 20784-0000, Parcel No. 20-2266070

ANY UNKNOWN OWNER OF THE PROPERTY 7521 RIVERDALE RD CONDO UNIT: 1962, HY-ATTSVILLE, MD 20784-0000 Parcel No. 20-2266070, 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 19-37038

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 20-2266070 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 1962 RESE T T-DT S/B 10/ 29/ 97 L11742F560 3,840.0000 SQ.FT. & IMPS. FRENCHMANS CREEK C

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

It is thereupon this 6th day of Jan-uary, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 20-2266070 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

Plaintiff, JONATHAN & MIRANDA A WILLIAMS ESTATE OF JONATHAN MAR-SHALL WILLIAMS ESTATE OF JONATHAN ALFRED WILLIAMS Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6615 INSEY ST, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0538835

ANY UNKNOWN OWNER OF THE PROPERTY 6615 INSEY ST, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0538835, 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 19-37042

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0538835 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,000.0000 SQ.FT. & IMPS. BERK-SHIRE LOT 8 BLK 12

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

It is thereupon this 6th day of Jan-uary, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 06-0538835 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

LEGALS

ORDER OF PUBLICATION THORNTON MELLON LLC

DARRELL & EVETTE COLLINS

HOA INC

Occupant

Unknown Owners

LARGO, MD 20774

No. 18-2005320

MARYLAND

ROLLINSDALE TOWNHOUSE

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

5503 ROLLINS LN, CAPITOL

HEIGHTS, MD 20743-0000, Parcel

ANY UNKNOWN OWNER OF

redemption in the following prop-erty Parcel Identification Number

18-2005320 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

to the plaintiff in this proceeding:

ROLLINSDALE LOT 18

1,500.0000 SQ.FT. & IMPS.

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 6th day of Jan-uary, 2020, 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, warn-

ing all persons interested in the

property to appear in this Court by the 10th day of March 2020, and re-

deem the property with Parcel Iden-

tification Number 18-2005320 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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

(1-16,1-23,1-30)

encumbrances

True Copy—Test:

136412

Mahasin Él Amin, Clerk

THORNTON MELLON LLC Plaintiff, Plaintiff,

> RENTAL AA HOME LLC RENTAL AA HOME LLC RENTAL AA HOME LLC PROPHECY HOMEOWNERS AS-SOCIATION INC PROPHECY HOMEOWNERS AS-

ORDER OF PUBLICATION

MARYLAND

ALL OTHER PERSONS THAT

ANY UNKNOWN OWNER OF THE PROPERTY 6502 BUCKLAND CT, FORT WASHINGTON, MD 20744-0000 Parcel No. 12-1365444, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in

Defendants.

Case No.: CAE 19-37035

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1365444 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,591.0000 SQ.FT. & IMPS. PROPHECY LOT 2 BLK 39

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

It is thereupon this 6th day of January, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 12-1365444 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

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

ORDER OF PUBLICATION

THORNTON MELLON LLC

GUNTHER DEVELOPMENT LLC GUNTHER DEVELOPMENT LLC GUNTHER DEVELOPMENT LLC ALLEN D LORD JACINTO, VACINTO & SUSAN LORD Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND

(for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 910 NYANGA AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2062206

ANY UNKNOWN OWNER OF THE PROPERTY 910 NYANGA AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2062206, 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 19-37011

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 18-2062206 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,829.0000 SQFT. & IMPS. JEFFER-SON HEIGHTS LOT 9 BLK B

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

It is thereupon this 6th day of Jan-uary, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 18-2062206 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

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

SIREESHA JALLI Treetop Condominium Occupant Unknown Owners

LEGALS

V.

Plaintiff,

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10109 PRINCE PL CONDO UNIT: 202-9A, UPPER MARLBORO, MD 20774-0000, Parcel No. 13-1419514

ANY UNKNOWN OWNER OF THE PROPERTY 10109 PRINCE PL CONDO UNIT: 202-9A, UPPER MARLBORO, MD 20774-0000 Parcel No. 13-1419514, 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 19-37032

The object of this proceeding is to secure the foreclosure of all rights of secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1419514 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the pointific this georgeding to the plaintiff in this proceeding:

6TH SUPPLEMENT ARY PLAT UNIT 202- 9A 1,121.0000 SQ.FT. & IMPS. TREETOP CONDO

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

It is thereupon this 6th day of Jan-uary, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 13-1419514 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

Prince George's County Civil Division

Prince George's County Civil Division right, title and interest

right, title and interest Defendants. In the Circuit Court for

In the Circuit Court for

Case No.: CAE 19-37037 The object of this proceeding is to secure the foreclosure of all rights of

PRINCE GEORGE'S COUNTY, SOCIATION INC Occupant (for Maryland Annotated Code 14-Unknown Owners 836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent PRINCE GEORGE'S COUNTY, 1301 MCCORMICK DR. STE 4100

(for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6502 BUCKLAND CT, FORT WASHINGTON, MD 20744-0000, Parcel No. 12-1365444

THE PROPERTY 5503 ROLLINS LN, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2005320, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators,

grantees, assigns, or successors in

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

True Copy -'l'est: Mahasin El Amin, Clerk <u>136410</u> (1-16,1-23,1-30)

True Copy—Test: Mahasin El Amin, Clerk (1-16,1-23,1-30) 136421

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

5813 COOLIDGE STREET **CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Joseph Hall and Kim Hall aka Kim Barnes, dated June 6, 2007, and recorded in Liber 28137 at folio 579 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 11, 2020

AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-mentic delayed for any recommendant water and all other ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of 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 be up no further deposited to the refuse to the purchaser. 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 # 15-616410)

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

136509

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

(1-23,1-30,2-6)

136510

True Copy—Test: Mahasin El Amin, Clerk (1-16, 1-23, 1-30)136413

encumbrances

–Test: Mahasin El Amin, Clerk 136414 (1-16,1-23,1-30) <u>136415</u> <u>(1-16,1-23,1-30)</u>

LEGALS

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

9807 VARUS PLACE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Estate of Earnest Hawkins, Sr. and Estate of Rebecca R. Hawkins, dated June 13, 2005, and recorded in Liber 22568 at folio 470 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 11, 2020

AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$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 6.03% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees if the property is purchased by an entity other than the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602408)

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

(1-23,1-30,2-6) 136511

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

211 BOHNHILL DRIVE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Subrina E Allen Miles and Vincent E Miles, dated December 22, 2006, and recorded in Liber 27465 at folio 257 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 11, 2020

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 \$47,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 2013-41540)

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 THORNTON MELLON LLC

Plaintiff,

TIMOTHY J & ROSE MARY DRISCILL The Oglethorpe Condominium Occupant Unknown Owners

v.

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4410 OGLETHORPE ST, HY-ATTSVILLE, MD 20781-0000, Parcel No. 16-1813708

ANY UNKNOWN OWNER OF PROPERTY THE 4410 OGLETHORPE ST, HYATTSVILLE, MD 20781-0000 Parcel No. 16-1813708, 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 19-37030

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 16-1813708 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 201 1,073.0000 SQ.FT. & IMPS. THE OGLETHORPE A C

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

It is thereupon this 6th day of Jan-uary, 2020, 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 10th day of March 2020, and redeem the property with Parcel Iden-tification Number <u>16-1813708</u> 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 (1-16,1-23,1-30) 136416

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff, DAMON PARRAN JBN REALTY INVESTMENT INC JBN REALTY INVESTMENT INC JAMES J FITZGIBBONS Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774 ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1901 COLUMBIA AVE, LAN-DOVER, MD 20785-0000, Parcel No. 13-1408988

ANY UNKNOWN OWNER OF THE PROPERTY 1901 COLUMBIA AVE, LANDOVER, MD 20785-0000 Parcel No. 13-1408988, 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 19-37031

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1408988 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LTS 29.30.31.3 2 10,000.0000 SQ.FT. & IMPS. COLUMBIA PARK BLK 23

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

It is thereupon this 6th day of Jan-uary, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number <u>13-1408988</u> 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 (1-16,1-23,1-30)

LEGALS

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

V.

MILDRED M BROWN

PRINCE GEORGE'S COUNTY,

836(b)(1)(v) purposes only)

(for Maryland Annotated Code 14-

Serve: Jared McCarthy, Res. Agent

1301 MCCORMICK DR. STE 4100

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

1443 NOVA AVE, CAPITOL

HEIGHTS, MD 20743-0000, Parcel

ANY UNKNOWN OWNER OF

THE PROPERTY 1443 NOVA AVE,

CAPITOL HEIGHTS, MD 20743-

0000 Parcel No. 06-0442129, the un-

known owner's heirs, devisees, and

personal representatives and their

or any of their heirs, devisees, ex-

ecutors, administrators, grantees,

assigns, or successors in right, title

In the Circuit Court for

Prince George's County Civil Division

Case No.: CAE 19-36991

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-

erty Parcel Identification Number 06-0442129 in Prince George's

County, sold by the Collector of

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

6,112.000 SQ.FT. & IMPS. CORAL

The complaint states, among other things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 6th day of Jan-

uary, 2020, 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, warn-

ing all persons interested in the

property to appear in this Court by the 10th day of March 2020, and re-

deem the property with Parcel Iden-

tification Number 06-0442129 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

MAHASIN EL AMIN

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

(1-16,1-23,1-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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

4501 HOWE AVENUE SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Anthony K. Lutterodt AKA Anthony Lutterodt, dated March 9, 2007, and

recorded in Liber 27507 at folio 204 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front

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

FEBRUARY 11, 2020

AT 9:31 AM

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

The property will be sold in an "as is" condition and subject to conditions,

restrictions, easements, encumbrances and agreements of record affecting

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-

cretion, for \$14,000.00 at the function of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Subcitute Tructors, if the property is purchased by an optity other than

the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-

erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed here of the public of the same output of the rest of the same output of the same

sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of

sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees

are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the

purchaser shall have no further claim against the Substitute Trustees. Pur-

chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the

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

property immediately after the sale. (Matter # 19-600860)

the subject property, if any, and with no warranty of any kind.

to the plaintiff in this proceeding:

HILLS LOT 1 BLK 1A

Prince

encumbrances

True Copy—Test:

136418

dwelling.

Mahasin El Amin, Clerk

Defendants.

Unknown Owners

LARGO, MD 20774

No. 06-0442129

and interest

MARYLAND

Occupant

Plaintiff, Plaintiff,

> VANGUARD REAL EST INV FIRM LLC VANGUARD REALEST INV FIRM LLC VANGUARD REALEST INV FIRM LLC Monument Bank Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100

LARGO, MD 20774 ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4210 ALTON ST, CAPITOL

HEIGHTS, MD 20743-0000, Parcel

No. 06-0537902

ANY UNKNOWN OWNER OF THE PROPERTY 4210 ALTON ST, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 06-0537902, 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 19-37045

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0537902 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

LOTS 6.7 AND S 10 FT LOT 8 5,000.0000 SQ.FT & IMPS. BRAD-BURY HEIGHTS BLK 29

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

It is thereupon this 6th day of January, 2020, 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 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 10th day of March 2020, and redeem the property with Parcel Iden-tification Number <u>06-0537902</u> 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:

LEGALS

Plaintiff,

V.

ORDER OF PUBLICATION THORNTON MELLON LLC

ANGEL I ANDERSON ANGEL I ANDERSON Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6306 LIBERIA ST, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2005429

ANY UNKNOWN OWNER OF THE PROPERTY 6306 LIBERIA ST, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2005429, 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 19-37036

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 18-2005429 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3,502.0000 SQ.FT. & IMPS BOOKER T HOMES LOT 11 BLK C

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

It is thereupon this 6th day of Jan-uary, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 18-2005429 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 136420 (1-16,1-23,1-30)

ORDER OF PUBLICATION THORNTON MELLON LLC

Plaintiff,

RUSSELL F JOINES Occupant Unknown Owners

PRINCE GEORGE'S COUNTY, MARYLAND (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve: Jared McCarthy, Res. Agent 1301 MCCORMICK DR. STE 4100 LARGO, MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4415 34TH ST, BRENTWOOD, MD 20722-0000, Parcel No. 17-1900570

ANY UNKNOWN OWNER OF THE PROPERTY 4415 34TH ST, BRENTWOOD, MD 20722-0000 Parcel No. 17-1900570, 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 19-37021

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1900570 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3,930.0000 SQ.FT. & IMPS. MOUNT RAINER-RSB LOT 42 BLK 21

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

It is thereupon this 6th day of Jan-uary, 2020, 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 10th day of March 2020, and redeem the property with Parcel Identification Number 17-1900570 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

136411 (1-16,1-23,1-30)

Mahasin Él Amin, Clerk 136419 (1-16,1-23,1-30)

The Prince George's Post

Serving Prince George's County 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

4002 73RD AVENUE HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Chrishana C. Walker, dated December 20, 2016, and recorded in Liber 39269 at folio 225 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 11, 2020

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 \$24,000.00 at the function of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Subcitive Tructors, if the property is purchased by an online other than the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603611

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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

12608 LONGWATER DRIVE BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Guy Anthony Williams, Sr., dated March 28, 2005, and recorded in Liber 22022 at folio 347 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 11, 2020

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 \$106,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-mentic delayed for any recommendant water and all other ment is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42657)

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

136506

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

(1-23,1-30,2-6) 136508 (1-23,1-30,2-6)

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

11001 ENOCH CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated February 9, 2007 and recorded in Liber 27330, Folio 206 among the Land Records of Prince George's County, MD, with an original principal balance of \$560,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 4, 2020 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$57,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the rucredit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for usard and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and ssumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan prior to the sale is usible to onstructed by the purchaser is cellopsite settlemination of whether the borrower e

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

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

ALEX COOPER AUCTS., INC.

908 YORK RD., TOWSON, MD 21204 410-828-4838 LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8620 DEVON HILLS DR. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated December 24, 2013 and recorded in Liber 35574, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$102,610.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 4, 2020 AT 11:08 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit Numbered 8620, in Building Numbered Nine (9), of Phase 13-B, in the Condominium Regime known as "Devon Hills Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by yny governmental entity as a condition to recordation, are payable by purchaser, is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the 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

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

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

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

136442

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

3601 APPLECROSS PL. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated May 30, 1991 and recorded in Liber 7969, Folio 678 among the Land Records of Prince George's County, MD, with an original principal balance of \$126,200.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 4, 2020 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser. Any deferred water and sewer charges may be ascertained by contacting the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for taxing the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser is responsible for obtaining physical possession of the property, and sume srisk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan prior to the sale in the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale is responsible for obtaining physical possession of the property, and sume srisk of loss or d

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

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

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

(1-16,1-23,1-30)

<u>136441</u>

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

(1-16,1-23,1-30)

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

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

<u>136443</u>

(1-16, 1-23, 1-30)

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1004 DANNET PL. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 20, 2007 and recorded in Liber 29094, Folio 740 among the Land Records of Prince George's County, MD, with an original principal balance of \$432,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 11, 2020 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$44,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3311 GRAYVINE LA. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated September 7, 2001 and recorded in Liber 15014, Folio 436 among the Land Records of Prince George's County, MD, with an original principal balance of \$215,992.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 4, 2020 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without in-terest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from 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. 313174-2)

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

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

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

(1-16,1-23,1-30) 136446

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

920 CARROLL AVE. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated July 23, 2007 and recorded in Liber 28459, Folio 265 among the Land Records of Prince George's County, MD, with an original principal balance of \$227,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 4, 2020 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or de-fray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or essment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by con-tacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by pur-chaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire de-posit retained by Sub. Trustees as liquidated damages for all losses occa-sioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improve-ments to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 339441-1)

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

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

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

(1-16,1-23,1-30)

(1-23,1-30,2-6) 136445

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc.

will sell at public auction the follow-

ing 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

TRAILER

BERLIN

JESSUP

JESSUP

BILE HOME

BILE HOME

VIN# CLM066251TN

VIN# CLM062441TN

LOT#9330, 2010 BMW 328I

VIN# WBAPH7G56ANM50108

LOT#9351, 2015 CHRYSLER 200

VIN# WVWHD7AJ6DW085646

MARYLAND MOTOR WERKZ

LOT#9370, 2015 GMC TERRAIN

PRECISION TUNE AUTO CARE

VIN# WDCGG8HB2BF527739

LOT#9373, 2003 LINCOLN TOWN

VIN# 2GKALSEK1F6272675

10307 PARTNERSHIP CT

WILLIAMSPORT

409 RITCHIE HWY

SEVERNA PARK

T&T AUTO INC

BALTIMORE

5226 FAIRLAWN AVE

GLK350

VIN# 1C3CCCEG9FN627971

NEW CARROLLTON

8100 ANNAPOLIS RD

NEW CARROLLTON

7810 CLARK RD

PASSPORT BMW

4730 AUTH PL

SUITLAND

DARCARS

DODGE OF

GTI

7810 CLARK RD

VIN# 4PKC714S3TL003720

10834 OCEAN GATEWAY

TBC @ THE POINT

ARNOLD

MD# 2432CR

BOAT

700 MILL CREEK RD

HULL# BL2A86EKE686

LOT#9389, 1986 BAYLINER 32'1"

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JANUARY 13, 2020

ORDINANCE O-20-06

AN ORDINANCE concerning Amendment of the Fiscal Year 2019-2020 Budget of the City of Seat Pleasant, as enacted by Ordinance O-19-15, adopted on May 14, 2019, shall be amended for the Grant Revenue received from the Governor's Office of Crime Control and Prevention for the Police Department and the Maryland Affordable Housing Trust for Economic Development Smart Home Program.

RESOLUTION R-20-06

A RESOLUTION of the Council of the City of Seat Pleasant, Maryland Adopting the Strategic Plan for the City of Seat Pleasant for the Fiscal Years 2020-2024

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

City Hall 311 68th Pl. Seat Pleasant, Maryland 20743-2125

(1-23, 1-30)

NEW CARROLLTON CHARTER AMENDMENT RESOLUTION 20-02

Notice is hereby given by the City Council of the City of New Carrollton, a municipal corporation of the State of Maryland, that the Council passed Charter Amendment Resolution 20-02 amending the process for filling vacancies in the office of the Mayor and City Council (the "Resolution") on January 15, 2020. The title of the Resolution, which constitutes a fair summary of the amendment of the City Charter, is as follows

CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, § C-3 "GOVERNMENT OF THE CITY" TO CHANGE THE METHOD OF FILLING VACANCIES IN THE OFFICE OF THE MAYOR AND ANY COUNCIL MEMBER

The Resolution will become effective on Thursday, March 5, 2020, subject to the provision of Division II, Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 24, 2020. The Resolution shall be posted and available for inspection through February 24, 2020, at the City Municipal Center which is located at 6016 Princess Garden Parkway, New Carrollton, Maryland 20784.

Additionally, to obtain New Carrollton Charter Amendment Resolution 20-02 in its entirety contact Doug Barber, City Clerk at (301) 459-6100 or by email at dbarber@newcarrolltonmd.gov.

The New Carrollton Charter Amendment Resolution 20-01 is also posted on the City of New Carrollton website: newcarrolltonmd.gov/ government/ordinances and resolutions.

The City Council of New Carrollton

136480

<u>136529</u>

(1-23,1-30,2-6,2-13)

NEW CARROLLTON CHARTER **AMENDMENT RESOLUTION 20-01**

Notice is hereby given by the City Council of the City of New Carrollton, a municipal corporation of the State of Maryland, that the Council passed Charter Amendment Resolution 20-01, which increased the membership of the Board of Elections (the "Resolution") on January 15, 2020. The title of the Resolution, which constitutes a fair summary of the amendment of the City Charter, is as follows

CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, §C-5 "BOARD OF ELECTIONS" TO INCREASE THE NUMBER OF MEMBERS OF THE BOARD OF ELECTIONS FROM THREE TO FIVE

The Resolution will become effective on Thursday, March 5, 2020, subject to the provisions of Division II, Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 24, 2020. The Resolution shall be posted and available for inspection through February 24, 2020, at the City Municipal Center which is

located at 6016 Princess Garden Parkway, New Carrollton, Maryland 20784.

Additionally, to obtain New Carrollton Charter Amendment Resolution 20-

01 in its entirety contact Doug Barber, City Clerk at (301) 459-6100 or by email

The New Carrollton Charter Amendment Resolution 20-01 is also posted on

the City of New Carrollton website: newcarrolltonmd.gov/government/or-

MARYLAND DEPARTMENT **OF THE ENVIRONMENT** WATER AND SCIENCE AD-MINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or

Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WQC-0000) which identifies each application. Address correspondence to: Nontidal Wetlands Division, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3456. Written comments or requests for a hearing must be re-ceived on or before February 22, 2020, unless otherwise noted in the Public Notice.

Prince George's County

COLLEGE PARK JV, LLC c/o Bozzuto Development Company, with the office address, 6406 Ivy Lane, Suite 700, Greenbelt, Maryland 20770 is proposing to demolish mul-tiple abandoned buildings including commercial buildings, a restaurant, a pool, a hotel and parking lots and develop the site into four mixed use buildings and a parking garage. This development will also include related site amenities and improvements inclusive of parking lots, utilities and stormwater management facilities. The proposed project will not impact any nontidal wetlands or nontidal wetland buffer but it will permanently impact 45 linear feet (421 square feet) of the unnamed tributary to the Northeast Branch of the Anacostia River (use 1 waterway) and it will also permanently impact 71,170 square feet of the 100-year floodplain and will result in an earth cut of 588 cubic yards and an earth fill of 1,282 cubic yards affected within the 100-year floodplain. The project is located at 7200 Baltimore Avenue, in College Park, Prince George's County, Maryland 20740. For more

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

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

Applicants for a Special Entertainment Permit:

t/a Beclaws Beclaws Enterprise Class B, BLX, Beer, Wine and Liquor 6450 America Boulevard, Suite 105 Hyattsville, 20782

A Public Hearing will be held on:

February 12, 2020 7:00 p.m. 9200 Basil Court Room 410 Largo, Maryland 20774

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

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)

Attest: Terence Sheppard Director January 17, 2020

136537

(1-23, 1-30)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF **PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That the following establishment has filed for an extension of the hours of operation:

> t/a 5 Sisters 5 Sisters, LLC 12617 Laurel Bowie Road Laurel, 20708

A Public Hearing will be held on:

February 12, 2020 7:00 p.m. 9200 Basil Court Room 410 Largo, Maryland 20774

ainst the

USCG# 905655 specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at **4:00 P.M. on 01/31/2020**. NAME ON BOAT: MORE NAUTI-NIGHTS Purchaser of vehicle(s) must have it TBC @ THE POINT inspected as provided in Trans-portation Section 23-107 of the An-700 MILL CREEK RD ARNOLD notated Code of Maryland. The following may be inspected during normal business hours at the shops LOT#9390, 1996 CHAPARRAL 28'5" listed below. All parties claiming in-BOAT terest in the following may contact MD# 2189BF Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935. HULL# FGBK0413L596 TBC @ THE POINT 700 MILL CREEK RD LOT#9235, 1996 CAR MATE ARNOLD LOT#9391, 1962 LAUREL 18' BOAT RACE TRACK AUTO & MARINE MD# 9330 G TBC @ THE POINT 700 MILL CREEK RD LOT#9337, 1997 CLAYTON MO-ARNOLD LOT#9392, 1984 CATALINA 26'10" HOLIDAY MOBILE ESTATES INC BOAT MD# 1447 B HULL# CTYL5522M84F TBC @ THE POINT 700 MILL CREEK RD LOT#9338, 1995 CLAYTON MO-ARNOLD HOLIDAY MOBILE ESTATES INC LOT#9393, 1978 SILVERTON 31' BOAT MD# 7517 AB HULL# STN01841M78E USCG# 1090876 TBC @ THE POINT 700 MILL CREEK RD ARNOLD LOT#9394, 1976 CAL 29' BOAT MD# 2016 Z HULL# CAB296620176 TBC @ THE POINT CHRYSLER JEEP 700 MILL CREEK RD ARNOLD LOT#9395, 1978 CAPE DORY 27' BOAT MD# 1259 BC LOT#9356, 2013 VOLKSWAGON HULL# CPDJ0067M78A TBC @ THE POINT 700 MILL CREEK RD ARNOLD LOT#9396, 1995 OMC 27'8" BOAT MD# 3361 BW HULL# BNZ57101F495 TBC @ THE POINT 700 MILL CREEK RD ARNOLD LOT#9372, 2011 MERCEDES LOT#9398, 2007 BMW X5 VIN# 4USFE435X7LY79388

> TERMS OF SALE: CASH PUBLIC SALE

KURTZ'S MOBILE GARAGE 39921 CLAIRES DR MECHANICSVILLE

The Auctioneer reserves the right VIN# 1LNHM82WX3Y633095 EAST WEST LINCOLN 7591 ANNAPOLIS RD LANDOVER LOT#9374, 2002 STINGRAY 20'3" BOAT MD# 3903BM 136424 HULL# PNYUSLHED202 TBC @ THE POINT 700 MILL CREEK RD ARNOLD NOTICE OF APPOINTMENT LOT#9375, 1974 PEARSON 30' BOAT MD# 6830V HULL# PEA485400274 TBC @ THE POINT

700 MILL CREEK RD ARNOLD

LOT#9376, 1968 OWENS 27' BOAT MD# 6339 L TBC @ THE POINT 700 MILL CREEK RD ARNOLD

LOT#9377, 1974 PEARSON 26' BOAT MD# 4371 V HULL# PEA467721073 (ON BOAT) HULL# MDZ49530E574 (ON RECORD) TBC @ THE POINT 700 MILL CREEK RD ARNOLD

LOT#9378, 1974 PACIFICANA 25' BOAT MD# 5531 AL HULL# MDZ44539E274 (ON RECORD) TBC @ THE POINT 700 MILL CREEK RD ARNOLD

LOT#9379, 1985 SEA RAY 29' BOAT MD# 5628 AM HULL# SERT2176D585 TBC @ THE POINT 700 MILL CREEK RD ARNOLD

LOT#9380, 1988 LUHRS ALURA 30' BOAT MD# 7219AY USCG# 932073 HULL# HUN30254K788 HULL# HUN30254J788 (ON RECORD) NAME ON BOAT: LINDA K TBC @ THE POINT 700 MILL CREEK RD ARNOLD

LOT#9382, 1974 ISLANDER 36' BOAT USCG# 561665 HULL# XLYB3578M74Y NAME ON BOAT: BREESE

to post a Minimum Bid Freestate Lien & Recovery, Inc. 610 Bavard Road Lothian, MD 20711 410-867-9079

(1-16.1-23)

136481

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCES L HAWKINS

Notice is given that Dana Hawkins, whose address is 227 Castlon Terrace, Upper Marlboro, MD 20774, was on November 25, 2019 appointed Personal Representative of the estate of Frances L Hawkins who died on September 23, 2017 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of May, 2020.

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

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

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

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

DANA HAWKINS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 109404 136427 (1-16, 1-23, 1-30)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

at dbarber@newcarrolltonmd.gov.

The City Council of New Carrollton

dinances and resolutions.

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BILLY RAY ATKINSON**

Notice is given that Curtis Ray Atkinson, whose address is 6104 Hope Drive, Temple Hills, MD 20748, was on November 8, 2019 appointed Personal Representative of the estate of Billy Ray Atkinson who died on October 20, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of May, 2020.

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

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

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

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

CURTIS RAY ATKINSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 115266 136455 (1-16,1-23,1-30)

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

Estate No.: 115127

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Margaret A Dixon 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 Feb-

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

136426 (1-16, 1-23)

NOTICE

IN THE MATTER OF: **Edwin Cartwright**

FOR THE CHANGE OF NAME TO: **Edward Cartwright**

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-36707

A petition has been filed to change the name of Edwin Cartwright to Edward Cartwright.

The latest day by which an objection to the petition may be filed is February 10, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 136486 (1-23)

information about the project, please contact Mr. Imtiaz A, Choudhry at (410) 537-3813. Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Anno-tated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

NOTICE

request will be accepted at the pub-lic hearing. Additional information can be obtained by contacting the Board's Office at 301-583-9980

Testin

(1-23)

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)

Attest: Terence Sheppard Director January 14, 2020

136528 (1-23,1-30)

NOTICE

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees/ Plaintiffs,

JACQUELINE R. NEVILLE (DECEASED) 11327 Booth Bay Way Bowie, MD 20720 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-28435

Notice is hereby given this 17th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11327 Booth Bay Way, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 18th day of February, 2020, pro-vided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

18th day of February, 2020. The report states the purchase price at the Foreclosure sale to be \$205.000.00.

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

136485 (1-23,1-30,2-6)



vs.

136533

MARIA COLBERT 7507 Martha Street District Heights, MD 20747

Defendant(s)

Substitute Trustees/

Plaintiffs

vs.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-23659

Notice is hereby given this 17th day of January, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 7507 Martha Street, District Heights, MD 20747, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of February. before the 18th day of February, 2020, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of Febru-

ary, 2020. The report states the purchase price at the Foreclosure sale to be \$195.000.00

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

136484 (1-23,1-30,2-6)

ruary 18, 2020 at 9:30 AM.

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852 In The Estate Of: **BESSIE L. WILEY**

(1-23, 1-30, 2-6, 2-13)

MELVIN COLBERT

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