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LEGALS

BWW LAW GROUP, LLC
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Rockville, MD 20852
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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12824 CLAXTON DR., UNIT #3-G
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated September 23, 2009 and recorded in Liber 31055, Folio 61 among the Land Records of Prince George's County, MD, with an original principal balance of $211,105.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 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 described as Unit Numbered 3-G, being Unit Lettered G in Building No. 3, in the "Andover Heights Condominium II" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of $14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to 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. 343351-1)

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

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

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

136941 (2-20,2-27,3-5)

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

ASSIGNEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1418 FARMINGDALE AVE.
CAPITOL HEIGHTS, MD 20743

Pursuant to the power of sale contained in a Mortgage dated April 10, 1996 and recorded in Liber 10746, Folio 673 among the Land Records of Prince George's County, MD, with an original principal balance of $86,727.80, default having occurred under the terms thereof, the Assignees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 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 Mortgage.

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

Terms of Sale: A deposit of $8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Mortgage from the date of sale to the date funds are received by the Assignees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Assignees 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. Assignees 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. 331426-2)

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

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

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

137126 (3-5,3-12,3-19)

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

9312 BIEMANS TERR.
UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 27, 2009 and recorded in Liber 30861, Folio 479 and re-recorded in Liber 36482, Folio 44 among the Land Records of Prince George's County, MD, with an original principal balance of $372,159.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 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 affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 344918-1)

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

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

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

136942 (2-20,2-27,3-5)

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

503 JENNY BROOK CT.
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated May 9, 2005 and recorded in Liber 25415, Folio 589 among the Land Records of Prince George's County, MD, with an original principal balance of $130,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 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. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of $11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 318854-2)

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

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

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

137127 (3-5,3-12,3-19)

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

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

Under a power of sale contained in a certain Deed of Trust dated January 24, 2008 and recorded in Liber 32867, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of $239,637.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 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 $23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 323837-1)

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

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

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

136943 (2-20,2-27,3-5)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

155 POTOMAC PASSAGE, UNIT #910
OXON HILL A/R/T/A NATIONAL HARBOR, MD 20745

Under a power of sale contained in a certain Deed of Trust dated December 4, 2009 and recorded in Liber 31254, Folio 107 and re-recorded in Liber 42162, Folio 559 among the Land Records of Prince George's County, MD, with an original principal balance of $391,737.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 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 described as Unit No. 910, One National Harbor Condominium, together with Parking Space No. 207, which parking space is hereby from Parking Unit "A" in the Residential Condominium as a Limited Common Element appurtenant to the Unit and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of $39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 343875-1)

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

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

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

137128 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff
vs.

THE POLANSKY LIVING TRUST
D. 8/21/1997

SERVE: THE ESTATE OF MARILYN M POLANSKY, TRUSTEE
JOHN J POLANSKY, PERSONAL REP.
12741 HILLMEADE STATION DRIVE
BOWIE, MD 20720

SERVE: THE ESTATE OF MARILYN M. POLANSKY, TRUSTEE
THOMAS P. DOWNS, ESQ.
322 MAIN STREET, SUITE 102
LAUREL, MD 20707

SERVE: THE ESTATE OF MARILYN M POLANSKY, TRUSTEE
JANE P. OVERSTREET, PERSONAL REP.
969 FORT VALEY ROAD
LURAY, VA 22835

AND

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

3908 HARRISON RD

And

Unknown Owner of the property 3908 HARRISON RD described as follows: Property Tax ID 01 0053611 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39143

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

22,297. Sq.Ft. & Imps Home Acres Lot 9 Blk 20, Assmt $365,100 Lib 11712 Fl 378 and assessed to MARILYN M POLANSKY and JOHN J POLANSKY, TRUSTEES, also known as 3908 HARRISON RD, Tax Account No. 01 0053611 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137004 (2-27,3-5,3-12)

NOTICE

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

Guy Anthony Williams, Sr.
Defendant

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

CIVIL NO. CAEF 18-44537

ORDERED, this 26th day of February, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12608 Longwater Drive, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of March, 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 26th day of March, 2020, next.
The report states the amount of sale to be $475,000.00.

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

137138 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff
vs.

MICHAEL F ABATTA

SERVE: 15311 ALAN DR
LAUREL, MD 20707

AND

SHIRLEY F ABATTA

SERVE: 15311 ALAN DR
LAUREL, MD 20707

AND

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

15311 ALAN DR
LAUREL MD 20707

And

Unknown Owner of the property 15311 ALAN DR described as follows: Property Tax ID 10 1051291 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39121

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

10,000.0000 Sq.Ft. & Imps. Laurelton Lot 6 Blk A, Assmt $219,866 Lib 04642 Fl 871 and assessed to MICHAEL F ABATTA and SHIRLEY F ABATTA, also known as 15311 ALAN DR, LAUREL MD 20707, Tax Account No. 10 1051291 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137005 (2-27,3-5,3-12)

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.

Nathaniel K. Risch, Personal Representative for the Estate of Anthony K. Wood
521 Birchleaf Avenue
Capitol Heights, MD 20743
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-05343

Notice is hereby given this 20th day of February, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of March, 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 20th day of March, 2020.
The Report of Sale states the amount of the foreclosure sale price to be $165,000.00. The property sold herein is known as 521 Birchleaf Avenue, Capitol Heights, MD 20743.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
137049 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff
vs.

MONACCO EXCLUSIVE RENOVATION, LLC

SERVE: NANCY IGLESIAS, RESIDENT AGENT
11420 SPUR WHEEL LANE
POTOMAC, MD 20854

AND

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

5505 BARKER PL
LANHAM MD 20706

And

Unknown Owner of the property 5505 BARKER PL described as follows: Property Tax ID 20 2249373 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39122

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

7,649.000 Sq.Ft. & Imps. Seabrook Park Esta Lot 2 Blk 3, Assmt $217,733 Lib 38170 Fl 416 and assessed to MONACCO EXCLUSIVE RENOVATION, LLC and, also known as 5505 BARKER PL, LANHAM MD 20706, Tax Account No. 20 2249373 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137006 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff
vs.

GEORGE LINDSAY

SERVE: 363 S. 4TH AVENUE
MT. VERNON, NY 10550

SERVE: 5002 BARNABY LN
OXON HILL MD 20745

AND

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

5002 BARNABY LN
OXON HILL MD 20745

And

Unknown Owner of the property 5002 BARNABY LN described as follows: Property Tax ID 12 1251123 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39123

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

SW Half Lot 15 18,962.000 Sq.Ft & Imps Barnaby Manor Oaks, Assmt $243,400 Lib 35758 Fl 223 and assessed to GEORGE LINDSAY and, also known as 5002 BARNABY LN, OXON HILL MD 20745, Tax Account No. 12 1251123 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137007 (2-27,3-5,3-12)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

TOMICA T. EDMOND
8620 Devon Hills Drive
Fort Washington, MD 20744
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-22514

Notice is hereby given this 12th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8620 Devon Hills Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of March, 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 12th day of March, 2020.
The report states the purchase price at the Foreclosure sale to be $125,000.00.

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

136965 (2-20,2-27,3-5)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff
vs.

HERBERT B CHAMBERS

SERVE: 1211 BURKETON RD
HYATTSVILLE MD 20783

AND

DEBORAH H. CHAMBERS

SERVE: 1211 BURKETON RD
HYATTSVILLE MD 20783

AND

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

1211 BURKETON RD
HYATTSVILLE MD 20783

And

Unknown Owner of the property 1211 BURKETON RD described as follows: Property Tax ID 17 1970466 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39126

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

7,811 Sq.Ft. & Imps Chillum Manor Lot 403 Blk E, Assmt $256,100 Lib Fl and assessed to HERBERT B CHAMBERS and DEBORAH H. CHAMBERS, also known as 1211 BURKETON RD, HYATTSVILLE MD 20783, Tax Account No. 17 1970466 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137008 (2-27,3-5,3-12)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff
vs.

MAN YONG O

SERVE:
10509 LAREN LANE
CLINTON MD 20735

AND

JOHN F. NOVAK, TRUSTEE

AND

JOHN E. BOND, TRUSTEE

AND

BANK OF AMERICA, NA
F/K/A EQUITABLE TRUST CO.

SERVE ON:
THE CORPORATION TRUST, INC., RESIDENT AGENT
2405 YORK ROAD
SUITE 201
LUTHERVILLE TIMONIUM MD 21093-2264

AND

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

10509 LAREN LANE
CLINTON MD 20735

And

Unknown Owner of the property 10509 LAREN LANE described as follows: Property Tax ID 09 949438 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

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

CAE 19-39149

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

9,671. Sq.Ft. & Imps Waldon Woods popes Lot 5 Blk A, Assmt $238,134 Lib 06818 Fl 532 and assessed to MAN YONG O, also known as 10509 LAREN LANE, CLINTON MD 20735, Tax Account No. 09 949438 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137121 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff
vs.

FRANK A GLADDEN

SERVE:
12211 KINGSWELL ST
BOWIE MD 20721

AND

LUJUAN E GLADDEN
A/K/A LAJUAN E. GLADDEN

SERVE:
12211 KINGSWELL ST
BOWIE MD 20721

AND

TENACITY MORTGAGE

SERVE:
JEFFREY LOBEL, RESIDENT AGENT
9001 EDMONSTON ROAD, SUITE 30
GREENBELT, MD 20770

AND

GREGORY D'ARCO, TRUSTEE

SERVE:
9400 KEY WEST AVE, SUITE 250
ROCKVILLE MD 20850

AND

AQUA FINANCE, INC.

SERVE:
CSC-LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT
7 ST PAUL ST, STE 820
BALTIMORE, MD 21202

AND

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

12211 KINGSWELL ST
BOWIE MD 20721

And

Unknown Owner of the property 12211 KINGSWELL ST described as follows: Property Tax ID 07 773424 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

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

CAE 19-39148

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

9,847. Sq.Ft & Imps Kettering Lot 8 Blk 66, Assmt $73,300 Lib 10022 Fl 652 and assessed to FRANK A GLADDEN and LUJUAN E GLADDEN, also known as 12211 KINGSWELL ST, BOWIE MD 20721, Tax Account No. 07 773424 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137122 (3-5,3-12,3-19)

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

5729 LOCKWOOD ROAD
CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust from Russell F. Joines and Mary E. Joines, dated April 19, 2006 and recorded in Liber 24997, Folio 179 among the Land Records of Prince George's County, Maryland, with an original principal balance of $308,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 24, 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 $20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

137066 (3-5,3-12,3-19)

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

3607 STRAWBERRY HILL DRIVE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Hubert Jackson and Cathryn M. Jackson, dated January 5, 2007 and recorded in Liber 27169, Folio 679 among the Land Records of Prince George's County, Maryland, with an original principal balance of $416,000.00, and an original interest rate of 7.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 24, 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 $45,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

137067 (3-5,3-12,3-19)

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

11340 CROSS ROAD TRAIL
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Renee Carroll-Smith, dated September 30, 2014 and recorded in Liber 36394, Folio 553 among the Land Records of Prince George's County, Maryland, with an original principal balance of $481,026.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 24, 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 $46,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

137072 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

2114 OREGON AVENUE
LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Freddie L. Jones and Evelyn M. Jones, dated June 26, 2008, and recorded in Liber 29956 at folio 164 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 24, 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 $16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-600952)

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

137073 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

12323 MANVEL LANE
BOWIE, MARYLAND 20715

By virtue of the power and authority contained in a Deed of Trust from Lisa Cash, dated August 8, 2007, and recorded in Liber 28444 at folio 373 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 24, 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 $34,000.00 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 # 2011-10831)

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

137075 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5811 WALKER MILL ROAD
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Eric L. Spencer, dated April 3, 2017, and recorded in Liber 39480 at folio 175 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 24, 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 such other form as the Substitute Trustees may determine, at their sole discretion, for $20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602085)

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

137076 (3-5,3-12,3-19)

ADVERTISE! in The Prince George's Post **Call Today 301-627-0900**

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

GARLAND L. DORSETT LIVING TRUST D 7/26/2011

SERVE: GARLAND DORSETT, TRUSTEE
9301 CALANDA ST
LANHAM MD 20706

AND

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

9301 CALANDA ST
LANHAM MD 20706

And

Unknown Owner of the property 9301 CALANDA ST described as follows: Property Tax ID 20 2195774 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39127

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

9,500.SqFt& Imps Seabrook Park Estates Lot 3 Blk 8, Assmt $211,833 Lib Fl and assessed to GARLAND L. DORSETT LIVING TRUST D 7/26/2011, also known as 9301 CALANDA ST, LANHAM MD 20706, Tax Account No. 20 2195774 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137009 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

PEGGY A BEATLEY

SERVE: PO BOX 62
BRANDYWINE MD 20613

SERVE: 4418 DANVILLE RD
BRANDYWINE MD 20613

AND

PRINCE GEORGE'S COUNTY, MD
HOUSING COMMUNITY DEVELOPMENT
HOUSING REHAB ASSISTANCE PROGRAM

SERVE: ESTELLA ALEXANDER, ACTING DIRECTOR
9200 BASIL COURT, SUITE 107
LARGO, MD 20774

AND

ROBERT G. SHERMAN, TRUSTEE

SERVE: 9200 BASIL COURT, SUITE 107
LARGO, MD 20774

AND

LEROY E. BROWN, TRUSTEE

SERVE: 9200 BASIL COURT, SUITE 107
LARGO, MD 20774

AND

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

4418 DANVILLE RD
BRANDYWINE MD 20613

And

Unknown Owner of the property 4418 DANVILLE RD described as follows: Property Tax ID 05 277251 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39132

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

1.22 Acres & Imps. Coe Farm, Pt Lt 20 Eq 1.22 Acres, Assmt $166,100 Lib 08095 Fl 884 and assessed to PEGGY A BEATLEY, also known as 4418 DANVILLE RD, BRANDYWINE MD 20613, Tax Account No. 05 277251 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137012 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

ANTHONY K JETER

SERVE: 4325 CRELIN PL
LANHAM MD 20706

AND

HUNTER C. PIEL, ESQ.

SERVE: 502 WASHINGTON AVE, SUITE 730
TOWSON, MD 21204

AND

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

4325 CRELIN PL
LANHAM MD 20706

And

Unknown Owner of the property 4325 CRELIN PL described as follows: Property Tax ID 20 2217479 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39129

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

8,497. Sq.Ft& Imps WHitfiled Woods Lot 48 Blk E, Assmt $271,200 Lib 31110 Fl 144 and assessed to ANTHONY K JETER, also known as 4325 CRELIN PL, LANHAM MD 20706, Tax Account No. 20 2217479 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137010 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

TRAVIS O PARSON

SERVE: 12300 CROSSROAD TRAIL
BRANDYWINE MD 20613

SERVE: 11701 CROSS ROAD TRL
BRANDYWINE MD 20613

AND

WANDA Y PARSON

SERVE: 12300 CROSSROAD TRAIL
BRANDYWINE MD 20613

SERVE: 11701 CROSS ROAD TRL
BRANDYWINE MD 20613

AND

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

11701 CROSS ROAD TRL
BRANDYWINE MD 20613

And

Unknown Owner of the property 11701 CROSS ROAD TRL described as follows: Property Tax ID 11 1174630 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39130

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

1.6900 ACRES & IMPS, Assmt $165,300 Lib Fl and assessed to TRAVIS O PARSON and WANDA Y PARSON, also known as 11701 CROSS ROAD TRL, BRANDYWINE MD 20613, Tax Account No. 11 1174630 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137011 (2-27,3-5,3-12)

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ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

THE ESTATE OF ROYCE HEIGH

SERVE: LAVERNE HEIGH, PERSONA REPRESENTATIVE
9407 DASHIA DR
FORT WASHINGTON MD 20744

AND

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

9407 DASHIA DR
FORT WASHINGTON MD 20744

And

Unknown Owner of the property 9407 DASHIA DR described as follows: Property Tax ID 05 300715 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39134

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

11,824. Sq.Ft. & Imps Dania Hills Lot 18 Blk A, Assmt $261,000 Lib 31683 Fl 537 and assessed to ROYCE HEIGH, also known as 9407 DASHIA DR, FORT WASHINGTON MD 20744, Tax Account No. 05 300715 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137013 (2-27,3-5,3-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CAROLYN KEELING

Notice is given that Brian-Eric Henderson, whose address is 4125 19th Street, NE, Washington, DC 20018, was on February 5, 2020 appointed Personal Representative of the estate of Carolyn Keeling, who died on November 11, 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 representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

BRIAN-ERIC HENDERSON
Personal Representative

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

Estate No. 115338

137059 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

SAM BOWMER

SERVE: 7401 DOMINION DR
OXON HILL MD 20745

AND

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

7401 DOMINION DR
OXON HILL MD 20745

And

Unknown Owner of the property 7401 DOMINION DR described as follows: Property Tax ID 12 1314541 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39135

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

6,600 Sq.Ft & Imps River Ridge Estate Lot 18 Blk EYE, Assmt $212,900 Lib 35525 Fl 089 and assessed to SAM BOWMER, also known as 7401 DOMINION DR, OXON HILL MD 20745, Tax Account No. 12 1314541 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137014 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

ZINA HUNTER

SERVE: 913 EAST MEADOWS CT
OXON HILL MD 20745

AND

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

913 EAST MEADOWS CT
OXON HILL MD 20745

And

Unknown Owner of the property 913 EAST MEADOWS CT described as follows: Property Tax ID 12 1329192 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39136

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

3,000. Sq.Ft. & Imps East Meadows Lot 7 Blk A, Assmt $33,800 Lib 31462 Fl 407 and assessed to ZINA HUNTER, also known as 913 EAST MEADOWS CT, OXON HILL MD 20745, Tax Account No. 12 1329192 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137015 (2-27,3-5,3-12)

THIS COULD BE **YOUR** AD!

Call 301-627-0900

for a quote.

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on April 23, 2020 and will be heard on June 23, 2020. Those licenses are:

Class D, Beer and Wine – 17 BW 70, 17 BW 71, 17 BW 72

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

A Public Hearing is scheduled for April 1, 2020 at 7:00 p.m. and April 8, 2020 at 7:00 p.m. at the 9200 Basil Court, Room 410, Largo, Maryland, 20774. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
February 26, 2020

137141 (3-5,3-12)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

RICKY PANNELL
SHANEQUA PANNELL
4857 Brookstone Terrace
Unit 28
Bowie, MD 20720

Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-18418

Notice is hereby given this 25th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4857 Brookstone Terrace, Unit 28, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of March, 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 25th day of March, 2020.

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

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

True Copy—Test:
Mahasin El Amin, Clerk

137096 (3-5,3-12,3-19)

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

4201 ALTON ST.
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 24, 2003 and recorded in Liber 17569, Folio 360 among the Land Records of Prince George's County, MD, with an original principal balance of $141,186.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 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 $12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 197698-1)

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

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

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

137129 (3-5,3-12,3-19)

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

9216 STUART LA.
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 27, 2008 and recorded in Liber 29867, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of $218,225.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 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 $14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to 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. 333964-1)

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

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

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

137132 (3-5,3-12,3-19)

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

13402 COLFAX DR.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated March 4, 2005 and recorded in Liber 21963, Folio 37 among the Land Records of Prince George's County, MD, with an original principal balance of $277,500.00, 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

MARCH 24, 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 $18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 326213-1)

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

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

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

137130 (3-5,3-12,3-19)

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

512 JENNINGS MILL DR.
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated March 27, 2006 and recorded in Liber 28052, Folio 169 among the Land Records of Prince George's County, MD, with an original principal balance of $448,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 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 $50,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 333576-1)

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

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

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

137134 (3-5,3-12,3-19)

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

10503 ANGORA DR.
CHELTENHAM, MD 20623

Under a power of sale contained in a certain Deed of Trust dated December 12, 2008 and recorded in Liber 30260, Folio 212 among the Land Records of Prince George's County, MD, with an original principal balance of $231,939.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 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 $18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 309828-3)

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

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

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

137131 (3-5,3-12,3-19)

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

823 BERKSHIRE DR.
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated March 21, 2008 and recorded in Liber 29569, Folio 223 among the Land Records of Prince George's County, MD, with an original principal balance of $390,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 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 $14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to 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. 339366-1)

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

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

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

137136 (3-5,3-12,3-19)

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

12804 QUAIL LANE
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Michael A. Young, and Brenda Young, dated November 30, 2007 and recorded in Liber 29556, Folio 443, and re-recorded at Liber 32748, Folio 575 among the Land Records of Prince George's County, Maryland, with an original principal balance of $902,000.00, and an original interest rate of 7.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 10, 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 $85,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

136899 (2-20,2-27,3-5)

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

2313 JAMESON STREET
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Andrew L. Robinson Jr., dated July 22, 2004 and recorded in Liber 20236, Folio 410 among the Land Records of Prince George's County, Maryland, with an original principal balance of $136,350.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 10, 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 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

136901 (2-20,2-27,3-5)

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

7109 OLD BRANCH AVENUE
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Damon Hill, dated November 11, 2015 and recorded in Liber 38818, Folio 139, and re-recorded at Liber 41772, Folio 361 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on September 20, 2017 in the Land Records of Prince George's County at Liber No. 40037, Folio 189, with an original principal balance of $211,605.00, and an original interest rate of 4.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 24, 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 $18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

137069 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

4901 GUNTHER STREET
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Elizabeth R. Vickers, dated December 7, 2007, and recorded in Liber 29111 at folio 565 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 10, 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 $18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-600850)

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

136906 (2-20,2-27,3-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5336 STONEY MEADOWS DRIVE
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Lashawn Jackson, dated July 19, 2006, and recorded in Liber 25969 at folio 409 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 10, 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 $15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-600211)

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

136909 (2-20,2-27,3-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

4912 SMITHWICK LANE
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Luz Yrina Chapman-Canela and Rafael Canela, dated April 9, 2007, and recorded in Liber 27646 at folio 429 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 10, 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 such other form as the Substitute Trustees may determine, at their sole discretion, for $39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the 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 # 18-601969)

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

136910 (2-20,2-27,3-5)

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

12604 LA GRANGE CT.
A/R/T/A 12604 LAGRANGE CT.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated March 23, 2012 and recorded in Liber 33613, Folio 620 among the Land Records of Prince George's County, MD, with an original principal balance of $293,055.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 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 $26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 336183-1)

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

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

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

136988 (2-27,3-5,3-12)

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

9922 GAY DR.
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated September 20, 2007 and recorded in Liber 30472, Folio 482 among the Land Records of Prince George's County, MD, with an original principal balance of $208,000.11, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 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 $18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 340351-1)

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

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

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

136944 (2-20,2-27,3-5)

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

4708 BRINKLEY RD.
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated April 30, 2018 and recorded in Liber 40893, Folio 411 among the Land Records of Prince George's County, MD, with an original principal balance of $309,294.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 2020 AT 11:16 AM

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

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

Terms of Sale: A deposit of $31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 341475-1)

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

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SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

613 64TH PLACE
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Dorothy Eileen Wade, dated August 21, 2009, and recorded in Liber 30979 at folio 580 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 24, 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 $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 5.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or 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 # 18-603838)

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

137077 (3-5,3-12,3-19)

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

3926 WARNER AVENUE
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Abdulai Kanu and Kadiatu Salamatu Bah, dated January 26, 2007 and recorded in Liber 27340, Folio 154 among the Land Records of Prince George's County, Maryland, with an original principal balance of $183,000.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 24, 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 $19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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137065 (3-5,3-12,3-19)

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312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

6008 SUMMERHILL ROAD
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Eric A. Galloway Sr and Brenda L. Galloway, dated May 23, 2003, and recorded in Liber 17893 at folio 199 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 10, 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 $16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other 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 # 2013-37545)

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

136911 (2-20,2-27,3-5)

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

1802 METZEROTT RD., UNIT #503
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated May 19, 2006 and recorded in Liber 25386, Folio 94 among the Land Records of Prince George's County, MD, with an original principal balance of $104,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 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 described as Unit 503 in Building No. Four (4) in a condominium known as "Presidential Park II 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 $5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 341527-1)

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

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SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

8118 LONDONDERRY COURT
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Kenneth O. Adams and Crystal A. Adams, dated March 10, 2006, and recorded in Liber 24669 at folio 073 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 10, 2020
AT 9:36 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $31,000.00 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 9.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600422)

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

136912 (2-20,2-27,3-5)

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

8511 DANGERFIELD ROAD
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Maureen E. Robinson, dated November 8, 2006 and recorded in Liber 26419, Folio 411 among the Land Records of Prince George's County, Maryland, with an original principal balance of $244,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 24, 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 $27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

17311 MADRILLON WAY
ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Felita Hinds, dated November 29, 2017, and recorded in Liber 40315 at folio 586 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 24, 2020
AT 9:36 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $37,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602550)

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

137078 (3-5,3-12,3-19)

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Bid/ Proposal #	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
MSIFB NO. S20-052	Pneumatic Tire Collection, Disposition and Reuse	Pre-Bid Conference: 03/19/2020 @ 10:00 a.m. Closing Date: 04/03/2020 @ 3:00 p.m.	$5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—BY AUTHORITY OF—
Angela D. Alsobrooks
County Executive

137142 (3-5)

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.

2006 WHISTLING DUCK DRIVE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Antoine Dyson and Danielle D Wilson, dated April 13, 2006, and recorded in Liber 25127 at folio 690 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 24, 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 $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 # 14-605961)

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

137074 (3-5,3-12,3-19)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

EMANUEL A. CUMMINGS
13607 Wood Ember Drive
Upper Marlboro, MD 20774
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-30678

Notice is hereby given this 21st day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13607 Wood Ember Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of March, 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 23rd day of March, 2020.

The report states the purchase price at the Foreclosure sale to be $353,400.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137091 (3-5,3-12,3-19)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

WANDA E. BARTLEY
713 Streamside Drive
Bowie, MD 20721
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-30233

Notice is hereby given this 21st day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 713 Streamside Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of March, 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 23rd day of March, 2020.

The report states the purchase price at the Foreclosure sale to be $250,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137093 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

MAHABIL JOSEPH

SERVE: 6602 GREENLAND ST
RIVERDALE MD 20737

AND

THE ESTATE OF MAHABIL JOSEPH

SERVE: UNKNOWN PERSONAL REP.
6602 GREENLAND ST
RIVERDALE MD 20737

AND

JENNIFER JOSEPH

SERVE: 6602 GREENLAND ST
RIVERDALE MD 20737

AND

THE ESTATE OF JENNIFER JOSEPH

SERVE: UNKNOWN PERSONAL REP.
6602 GREENLAND ST
RIVERDALE MD 20737

AND

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

6602 GREENLAND ST
RIVERDALE MD 20737

And

Unknown Owner of the property 6602 GREENLAND ST described as follows: Property Tax ID 02 182378 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39142

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

9,327. Sq. Ft. & Imps Beacon Heights Lot 8 Blk R, Assmt $234,900 Lib 4827 Fl 356 and assessed to MAHABIL JOSEPH and JENNIFER JOSEPH, also known as 6602 GREENLAND ST, RIVERDALE MD 20737, Tax Account No. 02 182378 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

137020 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff

vs.

RONALD L MORRIS

SERVE: P.O. BOX 2310
BOWIE MD 20718

SERVE: 16301 ABBEY DR
BOWIE MD 20715

AND

YVONNE E MORRIS

SERVE: P.O. BOX 2310
BOWIE MD 20718

SERVE: 16301 ABBEY DR
BOWIE MD 20715

AND

PRLAP, INC., TRUSTEE

SERVE ON: DAVID S. RALEIGH, PRESIDENT
150 N COLLEGE ST, NC1-028-17-06
CHARLOTTE, NC 28255

AND

BANK OF AMERICA, NA

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT
2405 YORK ROAD
SUITE 201
LUTHERVILLE TIMONIUM MD 21093-2264

AND

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

16301 ABBEY DR
BOWIE MD 20715

And

Unknown Owner of the property 16301 ABBEY DR described as follows: Property Tax ID 07 0815100 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39120

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

47,191.0000 Sq.Ft. & Imps. Sherwood Manor Lot 12 Blk A, Assmt $370,966 Lib 05369 fl 559 and assessed to RONALD L MORRIS and YVONNE E MORRIS, also known as 16301 ABBEY DR, BOWIE MD 20715, Tax Account No. 07 0815100 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

137022 (2-27,3-5,3-12)

LEGALS

NOTICE

IN THE MATTER OF:
Vicki Chepelle Scurlock Christofano

FOR THE CHANGE OF NAME TO:
Vicki Chepelle Christofano

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 20-06051

A petition has been filed to change the name of Vicki Chepelle Scurlock Christofano to Vicki Chepelle Christofano.

The latest day by which an objection to the petition may be filed is March 23, 2020.

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

137085 (3-5)

NOTICE

IN THE MATTER OF:
Florine Veronica Matthews

FOR THE CHANGE OF NAME TO:
Florine Veronica Brown

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-39635

A petition has been filed to change the name of Florine Veronica Matthews to Florine Veronica Brown.

The latest day by which an objection to the petition may be filed is March 23, 2020.

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

137084 (3-5)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff
vs.

THE ESTATE OF LEROY HOUSTON, JR.

SERVE: DARLENE MCMANUS, PERSONAL REP.
4340 SHERRIFF RD, NE, APT #301
WASHINGTON, DC 20019

AND

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

2401 FAIRHILL DR
SUITLAND MD 20746

And

Unknown Owner of the property 2401 FAIRHILL DR described as follows: Property Tax ID 06 546192 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39137

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

6,765. Sq.Ft. & IMPS Fairfield Lot 4 Blk A, Assmt $200,667 Lib 12627 Fl 443 and assessed to LEROY HOUSTON, J, also known as 2401 FAIRHILL DR, SUITLAND MD 20746, Tax Account No. 06 546192 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137016 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff
vs.

JOHN FENNER, JR

SERVE: 1000 BLADENSBURG RD, NE
WASHINGTON DC 20002

SERVE: 305 FOUNDRY LN
FORT WASHINGTON MD 20744

AND

J.P. MORGAN CHASE BANK, NA
F/K/A COAST FEDERAL BANK, FSB
F/K/A CENTRALFED MORTGAGE COMPANY

SERVE: THE CORPORATION TRUST, INC.
RESIDENT AGENT
2405 YORK ROAD
SUITE 201
LUTHERVILLE TIMONIUM MD
21093-2264

AND

CENTRAL CAPITAL CORPORATION, TRUSTEE
A CALIFORNIA DISSOLVED CORPORATION

SERVE: ROBERT A SCOTT, PRESIDENT
1000 WILSHIRE BLVD, 21ST FLOOR
LOS ANGELES, CA 90017

AND

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

305 FOUNDRY LN
FORT WASHINGTON MD 20744

And

Unknown Owner of the property 305 FOUNDRY LN described as follows: Property Tax ID 12 1253616 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39139

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

20,542 Sq.Ft. & Imps. Map 113 Grid D2 Par 069, Assmt $238,500 Lib 36141 Fl 568 and assessed to JOHN FENNER, JR, also known as 305 FOUNDRY LN, FORT WASHINGTON MD 20744, Tax Account No. 12 1253616 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137018 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff
vs.

THE ESTATE OF ALPHONSO J PARKER

SERVE: UNKNOWN PERSONAL REP.
7222 FLAGSTAFF ST
HYATTSVILLE MD 20785

AND

THE ESTATE OF GENEVA PARKER

SERVE: SHARON D. FRANKLIN, PERSONAL REP.
3415 KEYSTONE MANOR PL
DISTRICT HEIGHTS MD 20747

AND

GENEVA PARKER

SERVE: 7222 FLAGSTAFF ST
HYATTSVILLE MD 20785

AND

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

7222 FLAGSTAFF ST
HYATTSVILLE MD 20785

And

Unknown Owner of the property 7222 FLAGSTAFF ST described as follows: Property Tax ID 13 1530468 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39138

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

5,000.Sq.Ft. & Imps. East Coumbia Park Blk YOU Lots 12.13, Assmt $201,367 Lib 04070 Fl 251 and assessed to THE ESTATE OF ALPHONSO J PARKER and GENEVA PARKER, also known as 7222 FLAGSTAFF ST, HYATTSVILLE MD 20785, Tax Account No. 13 1530468 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137017 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff
vs.

STEPHEN J OLCOTT

SERVE: 7502 HARRISON LN
TEMPLE HILLS MD 20748

AND

RHONDA E OLCOTT

SERVE: 7502 HARRISON LN
TEMPLE HILLS MD 20748

AND

CITIMORTGAGE, INC.

SERVE ON: THE CORPORATION TRUST INCORPORATED,
RESIDENT AGENT
2405 YORK ROAD
SUITE 201
LUTHERVILLE TIMONIUM MD
21093-2264

AND

HOWARD N. BIERMAN, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

JACOB GEESING, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

CARRIE M. WARD, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

PRATIMA LELE, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

JOSHUA COLEMAN, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

RICHARD R. GOLDSMITH, JR., TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

ELIZABETH C. JONES, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

NICHOLAS DERDOCK, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

MICHAEL DAVID LEEB, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

CHRISTOPHER ROBERT SELIG, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

ANDREW J. BRENNER, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

ANGELA M. DAWKINS, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

WAYNE ANTHONY HOLMAN, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

MEGH MILAN MITTRA, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

PHILIP SHRIVER, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

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

7502 HARRISON LN
TEMPLE HILLS MD 20748

And

Unknown Owner of the property 7502 HARRISON LN described as follows: Property Tax ID 09 990853 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39144

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

11,729. Sq.Ft & Imps Andrew Hills Lot 2 Blk L, Assmt $221,400 Lib 4745 Fl 292 and assesssed to STEPHEN J OLCOTT and RHONDA E OLCOTT, also known as 7502 HARRISON LN, TEMPLE HILLS MD 20748, Tax Account No. 09 990853 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137021 (2-27,3-5,3-12)

NOTICE

IN THE MATTER OF:
Ava Yelenge-Kubadidi Lindsay

FOR THE CHANGE OF NAME TO:
Ava Yelenge Kubadidi Lindsay

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 20-06052

A petition has been filed to change the name of Ava Yelenge-Kubadidi Lindsay to Ava Yelenge Kubadidi Lindsay.
The latest day by which an objection to the petition may be filed is March 23, 2020.

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

137086 (3-5)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff
vs.

JOHN E ALLEN, JR

SERVE: 7213 GOBLET CT
CLINTON MD 20735

AND

REBECCA LIGHTBOURNE

SERVE: 7213 GOBLET CT
CLINTON MD 20735

AND

SUMMIT CREEK COMMUNICTY ASSOC.

SERVE: GREGORY ALEXANDRIDES, ESQ.
823 WEST ST
ANNAPOLIS, MD 21401

AND

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

7213 GOBLET CT
CLINTON MD 20735

And

Unknown Owner of the property 7213 GOBLET CT described as follows: Property Tax ID 09 928838 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: CAE 19-39140

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

1,700. Sq. Ft. & Imps Summit Creek Lot 55 Blk M, Assmt $206,600 Lib 19221 Fl 626 and assessed to JOHN E ALLEN, JR and REBECCA LIGHTBOURNE, also known as 7213 GOBLET CT, CLINTON MD 20735, Tax Account No. 09 928838 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137019 (2-27,3-5,3-12)

The Prince George's Post

Your Newspaper of Legal Record

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LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND
21030
Plaintiff
vs.

FREDERICK CORDER

SERVE:
1206 GOLF COURSE DRIVE
MITCHELVILLE MD 20721

SERVE:
11318 KETTERING TERRACE
UPPER MARLBORO MD 20774

AND

MARILYN M CORDER

SERVE:
1206 GOLF COURSE DRIVE
MITCHELVILLE MD 20721

SERVE:
11318 KETTERING TERRACE
UPPER MARLBORO MD 20774

AND

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

11318 KETTERING TERRACE
UPPER MARLBORO MD 20774

And

Unknown Owner of the property 11318 KETTERING TERRACE described as follows: Property Tax ID 13 1501345 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-39147

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

1,503. Sq. Ft & Imps. Kettering Plat 57 Lot 13-5 Blk 16, Assmt $212,733 Lib 06630 Fl 716 and assessed to FREDERICK CORDER and MARILYN M CORDER, also known as 11318 KETTERING TERRACE, UPPER MARLBORO MD 20774, Tax Account No. 13 1501345 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137123 (3-5,3-12,3-19)

NOTICE

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

Estate of Leon David Hagans
Defendant

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

CIVIL NO. CAEF 19-31915

ORDERED, this 28th day of February, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1410 Owens Road, Oxon Hill, Maryland 20745 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of March, 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 30th day of March, 2020, next.
The report states the amount of sale to be $246,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137144 (3-5,3-12,3-19)

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

128 SWISS GAP RD., UNIT # 6-2
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 20, 2006 and recorded in Liber 26882, Folio 125 among the Land Records of Prince George's County, MD, with an original principal balance of $184,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 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 described as Unit Numbered 6-2, in a Horizontal Property Regime known as "Cinnamon Ridge Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of $17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 341822-1)

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

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

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

136945 (2-20,2-27,3-5)

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

5303 WHITFIELD CHAPEL RD.
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated November 7, 2007 and recorded in Liber 29122, Folio 342 among the Land Records of Prince George's County, MD, with an original principal balance of $517,500.00, 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

MARCH 10, 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 $24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire 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. 340878-2)

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

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

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

136948 (2-20,2-27,3-5)

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

3015 CREST AVE.
LANDOVER A/R/T/A CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated July 24, 2017 and recorded in Liber 39875, Folio 377 among the Land Records of Prince George's County, MD, with an original principal balance of $346,018.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 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 $34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 343411-1)

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

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

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

136946 (2-20,2-27,3-5)

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

6202 OGLETHORPE MILL DR.
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated December 20, 2017 and recorded in Liber 40596, Folio 485 among the Land Records of Prince George's County, MD, with an original principal balance of $547,528.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 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 $53,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 345093-1)

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

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

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

136949 (2-20,2-27,3-5)

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

2031 TINKER DR.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated April 30, 2008 and recorded in Liber 29682, Folio 363 among the Land Records of Prince George's County, MD, with an original principal balance of $326,373.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 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 $35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 98073-1)

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

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

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

136993 (2-27,3-5,3-12)

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

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

MARCH 10, 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 $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 defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331690-1)

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

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

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

136950 (2-20,2-27,3-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM F. MILLIGAN

Notice is given that Robert Y. Clagett, whose address is 14804 Prat St., Upper Marlboro, MD 29772 and Walter W. Green, whose address is 7309 Balt. Ave., College Prk, MD 20740, were on December 30, 2019 appointed Co-Personal Representatives of the estate of William F. MilliGan who died on December 5, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of June, 2020.

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

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

(2) Two months after the co-personal representatives 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.

ROBERT Y. CLAGETT
WALTER W. GREEN
Co-Personal Representatives

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 115718

137081 (3-5,3-12,3-19)

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 03/20/2020.** Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9344, 1987 MAKO 24'6" BOAT
MD# 9312AR
HULL# MRKN0065C787
HERRINGTON HARBOR NORTH
389 DEALE RD
TRACEY'S LANDING

LOT#9421, 2018 DODGE CHARGER
VIN# 2C3CDXHG5JH163806
RANDALLSTOWN COLLISION CENTER
3609 BURMONT AVE
RANDALLSTOWN

LOT#9422, 2014 LAND ROVER RANGE ROVER
VIN# SALGS2WF6EA147577
HILLTOP AUTOMOTIVE
587 RITCHIE RD
CAPITOL HEIGHTS

LOT#9424, 2010 FREIGHTLINER
VIN# 1FUJGEDR4ALAV5620
S&S AUTO REPAIR
34 S. CATON AVE
BALTIMORE

LOT#9425, 2006 LAND ROVER LR3
VIN# SALAG25406A410977
JAGUAR LAND ROVER BETHESDA
11617 OLD GEORGETOWN RD
N. BETHESDA

LOT#9426, 2012 CHRYSLER 300
VIN# 2C3CCAJT6CH137399
D&G AUTO REPAIR LLC
7615-N RICKENBACKER DR
GAITHERSBURG

LOT#9428, 2008 JEEP WRANGLER
VIN# 1J4GA59198L527401
FORT FOOTE SHELL
8511 OXON HILL RD
FT WASHINGTON

LOT#9430, 2014 MERCEDES
VIN# WDDSJ4EB5EN037746
MJ'S COLLISION CENTER & AUTO REPAIR
2801 W. BELVEDERE AVE
BALTIMORE

LOT#9431, 2002 HONDA VTX1800C
VIN# 1HFSC46032A008434
ATLANTIC CYCLE & POWER
4580 CRAIN HWY
WHITE PLAINS

LOT#9432, 2008 KAWASAKI KX85
VIN# JKBKXFAC78A041821
ATLANTIC CYCLE & POWER
4580 CRAIN HWY
WHITE PLAINS

LOT#9433, 2017 KAWASAKI KX85CHF
VIN# JKBKXFCC3HA010076
ATLANTIC CYCLE & POWER
4580 CRAIN HWY
WHITE PLAINS

LOT#9434, 2004 CHRYSLER PT CRUISER
VIN# 3C8FY78G54T297397
YOUNG'S AUTO REPAIR INC
1725 GWYNN OAK AVE
WOODLAWN

LOT#9435, 2009 MERCEDES GL550
VIN# 4JGBF86E49A495380
PATRICK & SONS AUTO REPAIR
9401 LANHAM SEVERN RD
LANHAM

LOT#9436, 1990 CRUISERS 28' BOAT
MD# 5242BN
HIN# CRS8884BK990
ROD N REEL MARINA WEST
4055 GORDON STINNETT AVE
CHESAPEAKE BEACH

LOT#9437, 2005 LEXUS ES330
VIN# JTHBA30G355083596
CRAZY CHRIS AUTO REPAIR
5828 KIRBY RD
CLINTON

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

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

137157 (3-5,3-12)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

CLEVIS R. HOOKER
AUGUSTUS T. HOOKER (DECEASED)
2906 Fairlawn Street
Temple Hills, MD 20748
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-39213

Notice is hereby given this 28th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2906 Fairlawn Street, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of March, 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 30th day of March, 2020.

The report states the purchase price at the Foreclosure sale to be $250,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137146 (3-5,3-12,3-19)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY VALERIE BLOUNT

Notice is given that Kennedy Wall, whose address is 2957 Sunset Lane, Suitland, MD 20746, was on January 23, 2020 appointed Personal Representative of the estate of Mary Valerie Blount, who died on December 24, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of July, 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 undersigned, on or before the earlier of the following dates:

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

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

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

KENNEDY WALL
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 115891

136974 (2-20,2-27,3-5)

Ralph W. Powers, Jr.
Law Offices of Ralph W. Powers, Jr., P.C.
5415 Water Street
Upper Marlboro, MD 20772
301-627-1000

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY SCHULTZ

Notice is given that Ralph W. Powers, Jr., whose address is 5415 Water Street, Upper Marlboro, MD 20772, was on January 30, 2020 appointed Personal Representative of the estate of Dorothy Schultz, who died on August 13, 2018 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of July, 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 undersigned, on or before the earlier of the following dates:

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

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

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

RALPH W. POWERS, 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. 116110

137150 (3-5,3-12,3-19)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELEANOR B MCCARLEY

Notice is given that Charles W Neal, whose address is 4115 Urn Street, Capitol Heights, MD 20743, was on January 28, 2020 appointed Personal Representative of the estate of Eleanor B McCarley who died on January 8, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of July, 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 undersigned on or before the earlier of the following dates:

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

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

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

CHARLES W NEAL
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 116001

137057 (2-27,3-5,3-12)

Mark E Herman
14 West Madison Street
Baltimore, MD 21201
410-837-2144

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VERNON E CARTER

Notice is given that Loraine Carter, whose address is 2112 Chapman Road, Adelphi, MD 20783, was on July 11, 2019 appointed personal representative of the small estate of Vernon E Carter who died on February 12, 2019 with a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

LORAINE CARTER
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 113896

137149 (3-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEON SHARP SR

Notice is given that Leon Sharp Jr, whose address is 6219 Walbridge Street, Capitol Heights, MD 20743, was on January 17, 2020 appointed Personal Representative of the estate of Leon Sharp Sr who died on September 4, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of July, 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 undersigned on or before the earlier of the following dates:

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

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

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

LEON SHARP 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. 115955

137058 (2-27,3-5,3-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN B WALKER
AKA: HELEN BEATRICE STANFORD WALKER,
HELEN BEATRICE WALKER

Notice is given that Shellie Walker Jr, whose address is 3114 Collins Street, Clinton, MD 20735, was on February 21, 2020 appointed personal representative of the small estate of Helen B Walker who died on January 22, 2020 with a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

SHELLIE WALKER 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. 116205

137148 (3-5)

Ritchie S. Baird
Personal Representative
250 Gay Road
Warrenton, VA 20186

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit Court of Prince William county, Virginia appointed Ritchie S. Baird, whose address is 250 Gay Road, Warrenton, VA 20186, as the Personal Representative of the Estate of Mary Louise Baird who died on October 9, 2019 domiciled in Virginia, USA.

The Maryland resident agent for service of process is Russell W. Shipley, whose address is 1101 Mercantile Ln., Suite 240, Largo, MD 20774.

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

PRINCE GEORGE'S COUNTY only

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

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

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

RITCHIE S. BAIRD
Foreign Personal Representative

Cereta A. Lee
Register of Wills for
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773

Estate No. 115996

137060 (2-27,3-5,3-12)

Zachary W. Worshtil
Law Offices of
Ralph W. Powers, Jr., P.C.
5415 Water Street
Upper Marlboro, MD 20772
301-627-1000

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY JOSEPHINE FARRELL

Notice is given that Cheryl Farrell, whose address is 15506 Baden Naylor Road, Brandywine, MD 20613, was on January, 23, 2020 appointed Personal Representative of the estate of Mary Josephine Farrell who died on December 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 representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of July, 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 undersigned on or before the earlier of the following dates:

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

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

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

CHERYL FARRELL
Personal Representative

Cereta A. Lee
Register Of Wills For
Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729

Estate No. 116029

137082 (3-5,3-12,3-19)

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900 | Fax (301) 627-6260

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

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

MARCH 17, 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 $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 defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 340340-1)

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

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

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

136995 (2-27,3-5,3-12)

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

1302 MERGANSER CT.
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 17, 2009 and recorded in Liber 30815, Folio 77 among the Land Records of Prince George's County, MD, with an original principal balance of $279,300.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 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 $21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to 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. 334760-2)

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

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

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

136998 (2-27,3-5,3-12)

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

2024 RAY LEONARD RD.
LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated May 29, 2013 and recorded in Liber 34968, Folio 361 among the Land Records of Prince George's County, MD, with an original principal balance of $145,319.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 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 $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 and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 341837-1)

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

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

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

136996 (2-27,3-5,3-12)

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

12417 SEABURY LA.
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated November 30, 2012 and recorded in Liber 34974, Folio 92 among the Land Records of Prince George's County, MD, with an original principal balance of $201,092.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 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 $18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 336794-1)

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

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

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

137000 (2-27,3-5,3-12)

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

3501 43RD AVE.
BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust dated July 17, 2006 and recorded in Liber 25668, Folio 328 among the Land Records of Prince George's County, MD, with an original principal balance of $248,500.00, 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

MARCH 17, 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 $18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 338744-1)

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

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

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

136997 (2-27,3-5,3-12)

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

4917 RIDGEVIEW LA.
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated May 3, 2016 and recorded in Liber 38821, Folio 594 among the Land Records of Prince George's County, MD, with an original principal balance of $274,692.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 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 $26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 342721-1)

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

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

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

137001 (2-27,3-5,3-12)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

ROBERT MCNEELY

SERVE:
521 OAKWOOD ST, SE
WASHINGTON, DC 20032

SERVE:
15405 MAPLE DR
ACCOKEEK MD 20607

AND

YOLANDA K SPRIGGS

SERVE:
521 OAKWOOD ST, SE
WASHINGTON, DC 20032

SERVE:
15405 MAPLE DR
ACCOKEEK MD 20607

AND

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

15405 MAPLE DR
ACCOKEEK MD 20607

And

Unknown Owner of the property 15405 MAPLE DR described as follows: Property Tax ID 05 405027 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40224

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

20,000. Sq.Ft. & Imps Acco Park Lot 40, Assmt $222,600 Lib 35688 Fl 281 and assessed to ROBERT MCNEELY and YOLANDA K SPRIGGS, also known as 15405 MAPLE DR, ACCOKEEK MD 20607, Tax Account No. 05 405027 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137118 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

IVAN BUNNS

SERVE:
11315 KETTERING WAY
LARGO MD 20774

AND

PATRICIA BUNNS

SERVE:
11315 KETTERING WAY
LARGO MD 20774

AND

BYRON HUFFMAN, TRUSTEE

SERVE:
PO BOX 369
COLUMBIA, MD 21045

AND

LEONARD J. WILLIAMS, TRUSTEE

AND

PSB MORTGAGE CORP, A FLORIDA INACTIVE CORPORATION
F/K/A MARKET STREET MORTGAGE CORP.

SERVE:
JOSEPH B. TOCKARSHEWSKY, DIRECTOR
249 MAIN MALL
POUGHKEEPSIE, NY 12601

SERVE:
ROBHERT J. HUGHES, DIRECTOR
249 MAIN MALL
POUGHKEEPSIE, NY 12601

SERVE:
SUZANNE GILLESPIE, DIRECTOR
249 MAIN MALL
POUGHKEEPSIE, NY 12601

SERVE:
JOEL A. BROTMAN, DIRECTOR
249 MAIN MALL
POUGHKEEPSIE, NY 12601

AND

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

11315 KETTERING WAY
LARGO MD 20774

And

Unknown Owner of the property 11315 KETTERING WAY described as follows: Property Tax ID 13 1501220 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-39146

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

1,670. Sq. Ft. & Imps Kettering Plat 57 Lot 12-2 Blk 16, Assmt $236,067 Lib 40811 Fl 205 and assessed to IVAN BUNNS and , also known as 11315 KETTERING WAY, LARGO MD 20774, Tax Account No. 13 1501220 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137124 (3-5,3-12,3-19)

NOTICE

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

vs.

Estate of Earnest Hawkins, Sr. and
Estate of Rebecca R. Hawkins
Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 19-23665

ORDERED, this 26th day of February, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9807 Varus Place, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of March, 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 26th day of March, 2020, next.
The report states the amount of sale to be $238,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137139 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

GEORGE BUCKMON

SERVE:
4709 IVERSON PLACE
TEMPLE HILLS, MD 20748

SERVE:
4025 LYONS ST
TEMPLE HILLS MD 20748

AND

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

4025 LYONS ST
TEMPLE HILLS MD 20748

And

Unknown Owner of the property 4025 LYONS ST described as follows: Property Tax ID 06 571984 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40223

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

4,478. Sq. Ft. & Imps Hillcrest Heights Lot 14 Blk A, Assmt $160,367 Lib 32848 Fl 332 and assessed to GEORGE BUCKMON, also known as 4025 LYONS ST, TEMPLE HILLS MD 20748, Tax Account No. 06 571984 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137119 (3-5,3-12,3-19)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

MARVINA MEDLEY
AKA MARVINA M MEDLEY
LATOSHA M. FEREBEE
3327 Huntley Square Drive
Unit C1
Temple Hills, MD 20748
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-33510

Notice is hereby given this 25th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3327 Huntley Square Drive, Unit C1, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of March, 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 25th day of March, 2020.
The report states the purchase price at the Foreclosure sale to be $64,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137098 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

ANITA PAYNE

SERVE:
111 JONQUIL AVE
HYATTSVILLE MD 20785

AND

LIZ ALEXANDER

SERVE:
111 JONQUIL AVE
HYATTSVILLE MD 20785

AND

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

111 JONQUIL AVE
HYATTSVILLE MD 20785

And

Unknown Owner of the property 111 JONQUIL AVE described as follows: Property Tax ID 18 2007656 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-39145

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

20,002 Sq.Ft. & Imps Ridgley Manor Blk C Lots 5.6, Assmt $259,467 Lib 35675 Fl 092 and assessed to ANITA PAYNE and LIZ ALEXANDER, also known as 111 JONQUIL AVE, HYATTSVILLE MD 20785, Tax Account No. 18 2007656 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137125 (3-5,3-12,3-19)

NOTICE

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

vs.

Subrina E Allen Miles and
Vincent E Miles
Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 14-05506

ORDERED, this 28th day of February, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 211 Bohnhill Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of March, 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 30th day of March, 2020, next.
The report states the amount of sale to be $279,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137143 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

SHAUNA FIELDS

SERVE:
1302 NOME ST
CAPITOL HEIGHTS MD 20743

AND

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

1302 NOME ST
CAPITOL HEIGHTS MD 20743

And

Unknown Owner of the property 1302 NOME ST described as follows: Property Tax ID 18 2005569 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40227

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

5,540. Sq.Ft. & Imps Chapel Oaks Lot 10 Blk D, Assmt $142,367 Lib 40892 Fl 341 and assessed to SHAUNA FIELDS, also known as 1302 NOME ST, CAPITOL HEIGHTS MD 20743, Tax Account No. 18 2005569 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137115 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

EDGAR R HENRIQUEZ

SERVE:
6815 LEYTE DR
OXON HILL MD 20745

AND

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

6815 LEYTE DR
OXON HILL MD 20745

And

Unknown Owner of the property 6815 LEYTE DR described as follows: Property Tax ID 12 1355957 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-39150

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

5,500. Sq. Ft & Imps South Lawn Lot 28 Blk F Plat 5, Assmt $180,500 Lib 40648 Fl 366 and assessed to EDGAR R HENRIQUEZ, also known as 6815 LEYTE DR, OXON HILL MD 20745, Tax Account No. 12 1355957 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137120 (3-5,3-12,3-19)

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LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

DAWN M. POWELL
14200 Farnsworth Lane
Unit 202
Upper Marlboro, MD 20772
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-33464

Notice is hereby given this 24th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14200 Farnsworth Lane, Unit 202, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 24th day of March, 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 24th day of March, 2020.
The report states the purchase price at the Foreclosure sale to be $100,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137094 (3-5,3-12,3-19)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

SHIRLEEN PERRY
SHAWN PERRY
143 Joyceton Terrace
Upper Marlboro, MD 20774
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-06284

Notice is hereby given this 24th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 143 Joyceton Terrace, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 24th day of March, 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 24th day of March, 2020.
The report states the purchase price at the Foreclosure sale to be $221,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137095 (3-5,3-12,3-19)

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

15838 LIVINGSTON ROAD
ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Steven L. Jacobs, dated April 16, 2008 and recorded in Liber 30206, Folio 386, and re-recorded at Liber 42725, Folio 355 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on April 28, 2014 in the Land Records of Prince George's County at Liber No. 35924, Folio 605, and further modified by Loan Modification Agreement recorded on December 15, 2015 in the Land Records of Prince George's County at Liber No. 37769, Folio 166, and further modified by Loan Modification Agreement recorded on January 13, 2016 in the Land Records of Prince George's County at Liber No. 37769, Folio 165, and further modified by Loan Modification Agreement recorded on September 20, 2017 in the Land Records of Prince George's County at Liber No. 40038, Folio 32, with an original principal balance of $306,450.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 10, 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 $37,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

136902 (2-20,2-27,3-5)

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

2914 WINTERBOURNE DRIVE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from David C. Madison and Emily B. Madison, dated August 17, 2016 and recorded in Liber 38550, Folio 372 among the Land Records of Prince George's County, Maryland, with an original principal balance of $515,180.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 17, 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 $50,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

136985 (2-27,3-5,3-12)

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

7405 WALDRAN AVENUE
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Denise A Richardson and Albert Richardson, dated November 9, 2012 and recorded in Liber 34615, Folio 428 among the Land Records of Prince George's County, Maryland, with an original principal balance of $289,450.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 24, 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 $25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

137070 (3-5,3-12,3-19)

The Prince George's Post

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or email bboice@pgpost.com

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5133 TEMPLE HILL ROAD
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Alvin Murphy and Aurelia Murphy, dated May 22, 2009, and recorded in Liber 31036 at folio 519 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 17, 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 $29,000.00 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 # 19-601043)

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

136982 (2-27,3-5,3-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

8303 SUNNYBROOK COURT
BRANDYWINE, MARYLAND 20613

By virtue of the power and authority contained in a Deed of Trust from Christian B. Thomas and Viola S. Thomas, dated June 10, 2005, and recorded in Liber 22464 at folio 644 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 17, 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 such other form as the Substitute Trustees may determine, at their sole discretion, for $46,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-600095)

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

136983 (2-27,3-5,3-12)

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, MARCH 17, 2020
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

12:00 P.M.

Notice is hereby given that on Tuesday, March 17, 2020, the County Council of Prince George's County, Maryland, will hold the following public hearings:

CB-001-2020 - AN ACT CONCERNING PERSONNEL for the purpose of expanding the amount of parental leave to county employees eligible for family and medical leave.

CR-006-2020 - A RESOLUTION CONCERNING IMPLEMENTATION OF SMALL WIRELESS FACILITY PERMIT FEES for the purpose of approving a fee table established by the Director of the Department of Permitting, Inspections and Enforcement to implement certain permit fees for small wireless facilities in the public right of way.

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

137155 (3-5,3-12)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

MARVIN FLORES
14106 Chivas Circle
Laurel, MD 20707

Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-42738

Notice is hereby given this 25th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14106 Chivas Circle, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of March, 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 25th day of March, 2020.

The report states the purchase price at the Foreclosure sale to be $399,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137100 (3-5,3-12,3-19)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

JULIUS OWOSELA
4607 Gladys Court
Lanham, MD 20706

Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-26201

Notice is hereby given this 28th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4607 Gladys Court, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of March, 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 30th day of March, 2020.

The report states the purchase price at the Foreclosure sale to be $290,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137145 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

4728 QUADRANT STREET
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Joseph Mcneil, Sr., dated July 19, 2013, and recorded in Liber 35242 at folio 472 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 17, 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 $9,000.00 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 # 19-602360)

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

136979 (2-27,3-5,3-12)

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

3727 PORTAL AVENUE
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Yolanda Rhodes and Yvonne Rhodes-Toy, dated March 1, 2007 and recorded in Liber 27459, Folio 287 among the Land Records of Prince George's County, Maryland, with an original principal balance of $314,900.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 10, 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 $42,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

136903 (2-20,2-27,3-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

6003 88TH PLACE
NEW CARROLLTON, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Eudy Piti Diaz and Yesenia Alexandra Manana, dated June 20, 2018, and recorded in Liber 41145 at folio 541 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 17, 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 $32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601609)

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

136980 (2-27,3-5,3-12)

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

3208 VALLEY FOREST DRIVE
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Keami M. Harris and Dion D. Harris, dated April 23, 2007 and recorded in Liber 27811, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of $439,277.00, and an original interest rate of 3.250%, 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 **MARCH 17, 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 $51,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

136987 (2-27,3-5,3-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

1906 WHISTLING DUCK DRIVE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Laura E Cutrer, dated June 25, 2010, and recorded in Liber 31856 at folio 588 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 17, 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 $31,000.00 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 # 2013-35297)

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

136981 (2-27,3-5,3-12)

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

5018 69TH AVE.
RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated June 13, 2011 and recorded in Liber 32968, Folio 245 among the Land Records of Prince George's County, MD, with an original principal balance of $377,189.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 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 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 purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 207907-1)

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

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

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

136989 (2-27,3-5,3-12)

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

MARCH 17, 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 $57,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 313406-2)

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

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

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

136992 (2-27,3-5,3-12)

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

1122 DRUM AVE.
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 25, 2008 and recorded in Liber 29675, Folio 35 among the Land Records of Prince George's County, MD, with an original principal balance of $136,500.00, 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

MARCH 17, 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 $14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to 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. 336466-1)

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

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

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

136990 (2-27,3-5,3-12)

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

13213 DANGELO DR.
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated October 12, 2012 and recorded in Liber 34095, Folio 263 among the Land Records of Prince George's County, MD, with an original principal balance of $237,616.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 10, 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 $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to 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. 334141-2)

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

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

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

136951 (2-20,2-27,3-5)

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

1120 12TH ST.
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated May 31, 2012 and recorded in Liber 33683, Folio 138 among the Land Records of Prince George's County, MD, with an original principal balance of $207,178.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 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 $18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 344075-1)

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

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

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

137002 (2-27,3-5,3-12)

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

9408 FLETCHER AVE.
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated May 17, 2013 and recorded in Liber 34943, Folio 542 among the Land Records of Prince George's County, MD, with an original principal balance of $223,870.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 17, 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. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 331863-1)

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

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

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

137003 (2-27,3-5,3-12)

LEGALS

AMENDED 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.

Deborah L. Woolford
12006 Autumnwood Lane
Fort Washington, MD 20744
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-07102

Notice is hereby given this 20th day of February, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of March, 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 20th day of March, 2020.

The Report of Sale states the amount of the foreclosure sale price to be $378,225.00. The property sold herein is known as 12006 Autumnwood Lane, Fort Washington, MD 20744.

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

True Copy—Test:
Mahasin El Amin, Clerk
137050 (2-27,3-5,3-12)

ORDER OF PUBLICATION

EDMUND A. GRANT
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

C.W. SCOTT BUILDERS, INC.
SERVE ON: CHRISTOPHER W. SCOTT, RSIDENT AGENT
7402 MARY SCOTT DRIVE
LANDOVER, MD 20785

AND

SPECIALTY LENDING GROUP, LLC
SERVE ON: JOEL S. ARONSON,RESIDENT AGENT
18 WEST ST.
ANNAPOLIS, MD 21401

AND

WASHINGTONFIRST BANK
1500 K STREET NW
WASHINGTON DC 20005

AND

CRAIG A. PARKERS, TRUSTEE
110 NORTH WASHINGTON STREET, STE 500
ROCKVILLE, MARYLAND 20850

AND

THOMAS J. KOKOLIS, TRUSTEE
110 NORTH WASHINGTON STREET, STE 500
ROCKVILLE, MARYLAND 20850

AND

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

6600 CENTRAL AVENUE
CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

6600 CENTRAL AVENUE
CAPITOL HEIGHTS, MD 20743

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40293

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

All that property in Prince George's County described as: Nconf Usehous E, 26,566.0000 Sq.Ft. & Imps., Assmt $250,867, Map 066 Grid D4 Par 153 Lib 36954 Fl 312, tax account no. 18-2005353, Deed ref. 36954/312 and assessed to C.W. Scott Builders, Inc.

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

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136937 (2-20,2-27,3-5)

LEGALS

ORDER OF PUBLICATION

ALFRED WALSH
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

10304 THRIFT ROAD, LLC
SERVE ON: DARRYL YOUNG, RESIDENT AGENT
13719 WATERFOWL WAY
UPPER MARLBORO, MD 20774

AND

SANTORINI CAPITAL, LLC
SERVE ON: STEVEN S. SNIDER, RESIDENT AGENT
1624 FOXHALL ROAD NW
WASHINGTON, DC 20007

AND

BRIAN P. DONEGAN, TRUSTEE
2000 MASSACHUSETTES AVE. NW, STE 200
WASHINGTON, DC 20036

AND

WILLIAM F. LEAHY, TRUSTEE
2000 MASSACHUSETTES AVE. NW, STE 200
WASHINGTON, DC 20036

AND

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

10304 THRIFT ROAD
CLINTON, MD 20735

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

10304 THRIFT ROAD
CLINTON, MD 20735

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40290

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

All that property in Prince George's County described as: 18,513.0000 Sq.Ft. & Imps., Assmt $101,400 Map 125 Grid C2 Par 072 Lib 39936 Fl 133, tax account no. 09-0915835, Deed ref. 39936/133 and assessed to 10304 Thrift Road, LLC.

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

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136940 (2-20,2-27,3-5)

LEGALS

ORDER OF PUBLICATION

EDMUND A. GRANT
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

DORA A. MORALES
4802 TUCKERMAN STREET
RIVERDALE, MD 20737

AND

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

4802 TUCKERMAN STREET
RIVERDALE, MD 20737

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

4802 TUCKERMAN STREET
RIVERDALE, MD 20737

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40270

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

All that property in Prince George's County described as: -ncoa2nd2010-, 9,000.0000 Sq.Ft. & Imps Riverdale Park Lot 31 Blk 1, Assmt $217,200 Lib 31835 Fl 532, tax account no. 19-2158863, Deed ref. 3185/532 and assessed to Dora A. Morales.

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

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136938 (2-20,2-27,3-5)

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.
1401 Rockville Pike, Suite 650
Rockville, Maryland 20852

Substitute Trustees

vs.

MARCIA S. KITSON
ESSAM A. SOLIMAN
6701 Bonnett Court
Laurel, MD 20707-5220

Defendant(s)

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

Civil Action No. CAEF 18-50979

Notice is hereby given this 12th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6701 Bonnett Court, Laurel, MD 20707-5220, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 12th day of March, 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 12th day of March, 2020, next.

The Report of Sale states the amount of the sale to be Two Hundred Fifty Thousand Seven Hundred Fifty Dollars ($250,750.00).

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

True Copy—Test:
Mahasin El Amin, Clerk
136956 (2-20,2-27,3-5)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND 21030

Plaintiff

vs.

PATRICK H KERNS

SERVE:
2818 URBANA DRIVE, APT A
SILVER SPRING, MD 20906

SERVE:
9400 OLD MARLBORO PIKE
UPPER MARLBORO MD 20772

SERVE:
5021 GRIMM DRIVE
ALEXANDRIA, VA 22304

AND

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

9400 OLD MARLBORO PIKE
UPPER MARLBORO MD 20772

And

Unknown Owner of the property 9400 OLD MARLBORO PIKE described as follows: Property Tax ID 15 1787753 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40229

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

20,320. Sq.Ft. & Imps Map 099 Grid E2 Par 054 Nconf Use-hous E, Assmt $181,600 Lib 38363 Fl 033 and assessed to PATRICK H KERNS, also known as 9400 OLD MARLBORO PIKE, UPPER MARLBORO MD 20772, Tax Account No. 15 1787753 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137113 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND 21030

Plaintiff

vs.

MILLER LIVING TRUST D. 9/20/11

SERVE:
ALBERT N MILLER, TRUSTEE
15000 MOUNT CALVERT RD
UPPER MARLBORO MD 20772

SERVE:
ALBERT N MILLER, TRUSTEE
3016 BLUEFORD ROAD
KENSINGTON MD 20895

AND

MANUFACTURERS AND TRADERS TRUST COMPANY

SERVE ON:
CSC-LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT
7 ST. PAUL STREET, SUITE 820
BALTIMORE, MD 21202

AND

EDWARD S. COHN, TRUSTEE

SERVE:
COHN, GOLDBERG & DEUTSCH LLC
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

AND

STEPHEN N. GOLDBERG, TRUSTEE

SERVE:
COHN, GOLDBERG & DEUTSCH LLC
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

AND

RICHARD E. SOLOMON, TRUSTEE

SERVE:
COHN, GOLDBERG & DEUTSCH LLC
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

AND

RICHARD J. ROGERS, TRUSTEE

SERVE:
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

AND

MICHAEL MCKEFFERY, TRUSTEE

SERVE:
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

AND

CHRISTIANNA KERSEY, TRUSTEE

SERVE:
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

AND

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

15000 MOUNT CALVERT RD
UPPER MARLBORO MD 20772

And

Unknown Owner of the property 15000 MOUNT CALVERT RD described as follows: Property Tax ID 03 3591039 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40226

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

1.00 Acres & Imps Map 120 Grid F4 Par 152 Pt Par 152 (New FR 0205112 REs Re Q 2004), Assmt $20,433 Lib Fl and assessed to MILLER LIVING TRUST and ALBERT N MILLER, TRUSTEE, also known as 15000 MOUNT CALVERT RD, UPPER MARLBORO MD 20772, Tax Account No. 03 3591039 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137116 (3-5,3-12,3-19)

LEGALS

NOTICE

IN THE MATTER OF:
Savetria Nicole Palmer

FOR THE CHANGE OF NAME TO:
Savetria Nicole Bonaparte

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

Case No. CAE 20-06055

A petition has been filed to change the name of Savetria Nicole Palmer to Savetria Nicole Bonaparte.

The latest day by which an objection to the petition may be filed is March 23, 2020.

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

137087 (3-5)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND 21030

Plaintiff

vs.

EQUITY PARTNERS REAL ESTATE AND INVESTMENTS, LLC

SERVE:
TABITH FITZGERALD, RESIDENT AGENT
C/O SPECIALTY LENDING
6305 IVY LANE, SUITE 320
GREENBELT, MD 20770

AND

EAGLE BANK

SERVE ON:
THE CORPORATION TRUST, INC., RESIDENT AGENT
2405 YORK ROAD, SUITE 201
LUTHERVILLE-TIMONIUM, MD 21093

AND

JEFFREY LEVIN, TRUSTEE

SERVE:
7800 BEECH TREE ROAD
BETHESDA, MD 20817

AND

JOEL S. ARONSON, TRUSTEE

SERVE:
18 WEST ST
ANNAPOLIS, MD 21401

AND

VORCAST, INC.

SERVE:
MARK F. ALBANESE, RESIDENT AGENT
5603 ROUNDTREE DRIVE
WOODBRIDGE, VA 22193

AND

CHOICE SETTLEMENT GROUP, LLC, TRUSTEE

SERVE:
SABRINA HARPER, RESIDENT AGENT
14750 MAIN STREET, SUITE B
UPPER MARLBORO, MD 20772

AND

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

8106 MURRAY HILL DR
FT. WASHINGTON MD 20744

And

Unknown Owner of the property 8106 MURRAY HILL DR described as follows: Property Tax ID 12 1356724 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40225

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

11,897. Sq. Ft. & Imps Murray Hill Lot 42 Blk D, Assmt $253,900 Lib 37728 Fl 253 and assessed to EQUITY PARTNERS REAL ESTATE AND INVESTMENTS, LLC, also known as 8106 MURRAY HILL DR, FT. WASHINGTON MD 20744, Tax Account No. 12 1356724 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137117 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

KATHRIN MOORE
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

MARIO R. QUINTERO
14010 JUSTIN WAY, UNIT 26-D
LAUREL, MD 20707

AND

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

14010 JUSTIN WAY, UNIT 26-D
LAUREL, MD 20707

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

14010 JUSTIN WAY, UNIT 26-D
LAUREL, MD 20707

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40267

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

All that property in Prince George's County described as: T-dt S/b 5/27/04 L19594 F643, 1,275.0000 Sq.Ft. & Imps. The Tiers of Laure, Assmt $96,666 Lib 19594 Fl 643 Unit 26-D Bldg 10, tax account no. 10-1040948, Deed ref. 19594/643 and assessed to Mario R. Quintero.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136931 (2-20,2-27,3-5)

ORDER OF PUBLICATION

ALFRED WALSH
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

WILLIAM CHAMPAIGN
4901 TAYLOR STREET
BLADENSBURG, MD 20710

AND

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

4901 TAYLOR STREET
BLADENSBURG, MD 20710

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

4901 TAYLOR STREET
BLADENSBURG, MD 20710

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40269

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

All that property in Prince George's County described as: 7,715.0000 Sq.Ft. & Imps. North Decatur Heig Lot 25A Blk C, Assmt $166,533 Lib 37303 Fl 524, tax account no. 02-0167155, Deed ref. 37303/524 and assessed to William Champaign.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136933 (2-20,2-27,3-5)

ORDER OF PUBLICATION

ALFRED WALSH
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

BETHESDA LEASING, LLC

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT
2405 YORK ROAD, STE 201
LUTHERVILLE TIMONIUM, MD 21093

AND

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

0 CHERRYFIELD ROAD
FORT WASHINGTON,MD 20744

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 CHERRYFIELD ROAD
FORT WASHINGTON,MD 20744

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40268

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

All that property in Prince George's County described as: Parcel A, 6.6400 Acres. Stonegate Blk M, Assmt $96,800 Lib 30899 Fl 159, tax account no. 12-1341643, Deed ref. 30899/159 and assessed to Bethesda Leasing, LLC.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136932 (2-20,2-27,3-5)

ORDER OF PUBLICATION

ALFRED WALSH
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

TERRI POLLARD

SERVE AT: 4226 NICHOLSON ST
HYATTSVILLE, MD 20781

SERVE AT: 2931 BIRCHTREE LANE, STE 180
SILVER SPRING, MD 20906

AND

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

4226 NICHOLSON ST
HYATTSVILLE, MD 20781

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

4226 NICHOLSON ST
HYATTSVILLE, MD 20781

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40291

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

All that property in Prince George's County described as: Lot 58 And W & Ft Of Lt 59, 5,875.0000 Sq.Ft. & Imps. Ellaville Heights, Assmt $229,300 Lib 34003 Fl 373, Tax account no.: 16-1808203, Deed Ref. 34003.373 and assessed to Terri Pollard.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136936 (2-20,2-27,3-5)

ORDER OF PUBLICATION

KATHRIN MOORE
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

LYNETTE P. EDWARDS
14316 DOVER COURT
LAUREL, MD 20707

AND

NOVASTAR MORTGAGE, INC.
SERVE ON: W. LANCE ANDERSON, DIRECTOR
6200 OAK TREE BLVD – 3RD FLOOR
CLEVELAND OH 44131

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
A/K/A MERS

SERVE ON: R.K ARNOLD, PRESIDENT AND CHIEF EXECUTIVE OFFICE
1818 LIBRARY ST
RESTON VA 20190

SERVE ON: SHARON HORSTKAMP, LEGAL DEPARTMENT
1818 LIBRARY ST, STE 300
RESTON VA 20190-6280

AND

PHH MORTGAGE
SERVE ON: CSC-LAWYERS INCORPORATING SERVICE COMPANY
RESIDENT AGENT
7 ST. PAUL STREET, STE 820
BALTIMORE, MD 21202

AND

DEBORAH CURRAN, TRUSTEE
8101 SANDY SPRINGS ROAD, STE302
LAUREL, MARYLAND 20707

AND

LAURA O'SULLIVAN, TRUSTEE
8101 SANDY SPRINGS ROAD, STE302
LAUREL, MARYLAND 20707

AND

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

14316 DOVER COURT
LAUREL, MD 20707

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

14316 DOVER COURT
LAUREL, MD 20707

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40289

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

All that property in Prince George's County described as: 1,050.0000 Sq.Ft. & Imps. Laurel Lakes Plat Lot 63, Assmt $220,066 Lib 14125 Fl 594,tax account no. 10-1017391, Deed ref. 14125/594, and assessed to Lynette P. Edwards.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136934 (2-20,2-27,3-5)

ORDER OF PUBLICATION

PORTIA DREW
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

QUORI WASHINGTON

SERVE AT: 3301 HUNTLEY SQUARE, UNIT T2
TEMPLE HILLS,MD 20748

SERVE AT: 5109 MACNAMARA DRIVE
FREDERICKSBURG, VA 22407

AND

PREMIER MORTGAGE FUNDING, INC.

SERVE ON: DEREK TAACA, PRESIDENT
3001 EXECUTIVE DRIVE
CLEARWATER FL 33762

SERVE ON: DEREK TAACA, PRESIDENT
310 WHITFIELD AVENUE
SARASOTA, FL 34243

AND

AMERICAN NATION TITLE, TRUSTEE
A/K/A AMERICAN NATIONAL TITLE CORPORATION

SERVE ON: JEFFREY D. SUSSMAN
2200 EDENBROOKE COURT
ELDERSBURG, MD 21784

SERVE ON: JEFFREY D. SUSSMAN
100 WEST RD. STE 300
TOWSON, MD 21204

AND

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

3301 HUNTLEY SQUARE, UNIT T2
TEMPLE HILLS, MD 20748

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

3301 HUNTLEY SQUARE, UNIT T2
TEMPLE HILLS, MD 20748

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40266

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

All that property in Prince George's County described as: Unit 3301-t-2, 2,023.0000 Sq.Ft. & Imps. Huntley Square Con, Assmt $35,000 Lib 00000 Fl 000 Unit 3301 T, Tax Account no. 12-1271527, Deed ref. 23185/289 and assessed to Quori Washington.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136935 (2-20,2-27,3-5)

Subscribe Today

301-627-0900

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Dontaye A. Young
7804 Green Street
Clinton, MD 20735

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-33503

Notice is hereby given this 10th day of February, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of March, 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 10th day of March, 2020.
The Report of Sale states the amount of the foreclosure sale price to be $211,000.00. The property sold herein is known as 7804 Green Street, Clinton, MD 20743.

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

True Copy—Test:
Mahasin El Amin, Clerk
136957 (2-20,2-27,3-5)

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.

Richard E. Scaife
2902 Buckthorn Court
Lanham, MD 20706

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-31953

Notice is hereby given this 10th day of February, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of March, 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 10th day of March, 2020.
The Report of Sale states the amount of the foreclosure sale price to be $200,976.60. The property sold herein is known as 2902 Buckthorn Court, Lanham, MD 20706.

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

True Copy—Test:
Mahasin El Amin, Clerk
136958 (2-20,2-27,3-5)

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.

Lugenia G. Powell
7302 Riggs Road, Unit 102
Hyattsville, MD 20783

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-49055

Notice is hereby given this 10th day of February, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of March, 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 10th day of March, 2020.
The Report of Sale states the amount of the foreclosure sale price to be $39,142.24. The property sold herein is known as 7302 Riggs Road, Unit 102, Hyattsville, MD 20783.

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

True Copy—Test:
Mahasin El Amin, Clerk
136959 (2-20,2-27,3-5)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

JENNIFER A.R. POE
ROBERT L. POE
920 Carroll Avenue
Laurel, MD 20707

Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-27521

Notice is hereby given this 11th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 920 Carroll Avenue, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 11th day of March, 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 11th day of March, 2020.
The report states the purchase price at the Foreclosure sale to be $194,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
136962 (2-20,2-27,3-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

15412 NEMAN DRIVE
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Raquel Williams, dated April 30, 2007, and recorded in Liber 27776 at folio 359 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 24, 2020
AT 9:37 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $32,680.27 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 # 19-600313)

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

137079 (3-5,3-12,3-19)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIVIAN SHIRLEY PRICE

Notice is given that Ramona Price, whose address is 13011 Keverton Drive, Upper Marlboro, MD 20774, was on February 13, 2020 appointed Personal Representative of the estate of Vivian Shirley Price, who died on February 9, 2017 without a will.

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

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

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

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

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

RAMONA PRICE
Personal Representative

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

Estate No. 111630

137151 (3-5,3-12,3-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEAN ELLEN MCCONNELL

Notice is given that Leonard A Englander, whose address is 210 Legion Avenue #6813, Annapolis, MD 21401, was on February 11, 2020 appointed Personal Representative of the estate of Jean Ellen McConnell, who died on July 30, 2015 without a will.

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

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

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

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

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

LEONARD A ENGLANDER
Personal Representative

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

Estate No. 114469

137153 (3-5,3-12,3-19)

Proudly Serving
Prince George's County
Since 1932

LEGALS

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 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: **03/24/2020**

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

2007	INTERNATIONAL		MA025	1HTMMAAN37H503980

CHARLEY'S CRANE SERVICE
8913 OLD ARDMORE RD
LANDOVER, MD 207850
301-773-7670

2000	FORD	TAURUS			1FAFP53U9YA146605
2002	MAZDA	PROTÉGÉ	VA	USF4912	JM1BJ225921607182

JD TOWING
2817 RITCHIE ROAD
FORESTVILLE MD 20747
301-967-0739

2003	AUDI	A6	DC	CM8893	WAUJT64B33N011444
2002	HONDA	ACCORD	VA	UXH3756	1HGCG16542A030912
2006	CHEVROLET	IMPALA	VA	VXJ1642	2G1WB58K669211699
2003	ACURA	TL			19UUA56633A033503
2001	CHRYSLER	300	VA	VLX2254	2C3AE66GX1H715933
1986	COLEMAN	TRAILER RV			1CLFF11C0GS951275
2007	TOYOTA	CAMRY			4T1BE46K57U157242
2004	ACURA	TL	DC	DP1081	19UUA66244A068698
2008	CHEVROLET	MALIBU			1G1ZG57B284213102

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

	TRAILER	CUSTOM	MD	117941X	13535
2006	SCION	TC			JTKDE177X60092733
2006	CADILLAC	SRX			1GYEE637560165998

137159 (3-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER VINES

Notice is given that Dereck Vines, whose address is 8408 Red Wing Lane, Lanham, MD 20706, was on January 24, 2020 appointed Personal Representative of the estate of Walter Vines who died on January 10, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of July, 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 undersigned on or before the earlier of the following dates:

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

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

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

DERECK VINES
Personal Representative

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

Estate No. 116043

137083 (3-5,3-12,3-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LAURA LEE ALLI

Notice is given that Zaman K Alli, whose address is 609 Fourth Street, Laurel, MD 20707, was on January 21, 2020 appointed Personal Representative of the estate of Laura Lee Alli who died on November 26, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of July, 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 undersigned on or before the earlier of the following dates:

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

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

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

ZAMAN K ALLI
Personal Representative

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

Estate No. 115905

137152 (3-5,3-12,3-19)

LEGALS

Susan T. Chartier, Esq.
5100 Wisconsin Avenue, NW
Suite 515
Washington, DC 20016
202-537-1820

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Superior court of the District of Columbia county, City of Washington appointed Carlette Brooks-Dorsey, as the Personal Representative of the Estate of James D. Sumner who died on September 22, 2018 domiciled in the District of Columbia.

The Maryland resident agent for service of process is Quinn O'Connell, Jr., whose address is 4701 Willard Avenue, Apt. #1509, Chevy Chase, MD 20815.

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

PRINCE GEORGE'S COUNTY

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

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

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

CARLETTE BROOKS-DORSEY
Foreign Personal Representative

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

Estate No. 115979

137154 (3-5,3-12,3-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA D JENKINS

Notice is given that Howard L Jenkins, whose address is 906 Fairoak Avenue, Hyattsville, MD 20783, was on January 28, 2020 appointed personal representative of the small estate of Linda D Jenkins, who died on December 14, 2019 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

HOWARD L JENKINS
Personal Representative

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

Estate No. 116071

137147 (3-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARIA BROWNFIELD MOTZ

Notice is given that Marta Alvarado, whose address is 2904 Jamestown Road, Hyattsville, MD 20782, was on January 14, 2020 appointed Personal Representative of the estate of Maria Brownfield Motz who died on November 19, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of July, 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 undersigned on or before the earlier of the following dates:

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

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

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

MARTA ALVARADO
Personal Representative

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

Estate No. 115921

136971 (2-20,2-27,3-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JANE S. BISHOP

Notice is given that Carol B Bartlett, whose address is 9014 Flower Avenue, Silver Spring, MD 20901, was on January 17, 2020 appointed Personal Representative of the estate of Jane S. Bishop who died on January 4, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of July, 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 undersigned on or before the earlier of the following dates:

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

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

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

CAROL B BARTLETT
Personal Representative

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

Estate No. 115913

136972 (2-20,2-27,3-5)

The Prince George's Post

IT PAYS TO ADVERTISE!
Call Brenda Boice at
301-627-0900
for a Quote Today

LEGALS

ORDER OF PUBLICATION

JOSEPH MAGNOTTA
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

JOSEPH ANTHONY COMPOFELICE, SR.
SERVE AT: 5926 BERWYN ROAD
COLLEGE PARK, MD 20740

SERVE AT: 4205 FLAM STREET
FORT WASHINGTON, MD 20744

AND

5926 BERWYN ROAD, LLC
SERVE ON: JOSEPH COMPOFELICE, JR. MANAGING MEMBER
7203 LYNNHURST PLACE
CHEVY CHASE, MD 20815

SERVE ON: JOSEPH COMPOFELICE, JR. MANAGING MEMBER
6411 IVY LANE, STE. #116
GREENBELT, MD 20770

AND

JOSEPH E. DRISCOLL, III, TRUSTEE
5040 CORPORATE WOODS DRIVE, SUITE 120
VIRGINIA BEACH, VA 23462

AND

SARAH K. TURNER, TRUSTEE
5040 CORPORATE WOODS DRIVE, SUITE 120
VIRGINIA BEACH, VA 23462

AND

ROBERT A. JONES, TRUSTEE
5040 CORPORATE WOODS DRIVE, SUITE 120
VIRGINIA BEACH, VA 23462

AND

ERIN M. AUGUST, TRUSTEE
5040 CORPORATE WOODS DRIVE, SUITE 120
VIRGINIA BEACH, VA 23462

AND

E. EDWARD FARNSWORTH, TRUSTEE
5040 CORPORATE WOODS DRIVE, SUITE 120
VIRGINIA BEACH, VA 23462

AND

CAROLINE J. MANNE, TRUSTEE
5040 CORPORATE WOODS DRIVE, SUITE 120
VIRGINIA BEACH, VA 23462

AND

ARNOLD HILLMAN, TRUSTEE
5040 CORPORATE WOODS DRIVE, SUITE 120
VIRGINIA BEACH, VA 23462

AND

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

5926 BERWYN ROAD
COLLEGE PARK, MD 20740

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

5926 BERWYN ROAD
COLLEGE PARK, MD 20740

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-39113

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

All that property in Prince George's County described as: 5,794.0000 Sq.Ft. & Imps. Greenbriar Knols Lot 16 Blk B, Assmt $245,100 Lib 29897 Fl 414, located at 5926 Berwyn Road, College Park MD 20740, Tax Account no. 21-2309979, Deed ref. 29897/414 and assessed to Joseph A. Compofelice.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136926 (2-20,2-27,3-5)

LEGALS

ORDER OF PUBLICATION

KATHRIN MOORE
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

ERIC H. HOLMES
10537 BEACON RIDGE DRIVE, UNIT 13-104
BOWIE, MD 20721

AND

THERESA KELLY-HOLMES
10537 BEACON RIDGE DRIVE, UNIT 13-104
BOWIE, MD 20721

AND

M&T BANK CORPORATION
FKA PROVIDENT BANK

SERVE ON: ROBERT G. WILMERS, CEO
626 COMMERCE DRIVE
AMHERST, NY 14228

AND

WILLIAM F. WEST, TRUSTEE
7210 AMBASSADOR ROAD
BALTIMORE, MD 21244

AND

MARY JO HIGDON, TRUSTEE
7210 AMBASSADOR ROAD
BALTIMORE, MD 21244

AND

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

10537 BEACON RIDGE DRIVE, UNIT 13-104
BOWIE, MD 20721

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

10537 BEACON RIDGE DRIVE, UNIT 13-104
BOWIE, MD 20721

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-39111

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

All that property in Prince George's County described as: Bldg 13 Unit 1 3-104, 6,509.0000 Sq.Ft. & Imps. The Vistats At Lake, Assmt $105,333 Lib 00000 Fl 000 Unit 104, located at 10537 BEACON RIDGE DRIVE, UNIT 13-104, BOWIE, MD 20721, Tax Account no. 13-1525005, Deed ref. 26227/542 and assessed to Eric H. Holmes, et al.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136925 (2-20,2-27,3-5)

LEGALS

ORDER OF PUBLICATION

KATHRIN MOORE
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

FREDERICK J. CORDER

SERVE AT: 10116 CAMPUS WAY, UNIT 101-7A
UPPER MARLBORO, MD 20774

SERVE AT: 1206 GOLF COURSE DRIVE
MITCHELLVILLE, MD 20721

AND

MARILYN CORDER

SERVE AT: 10116 CAMPUS WAY, UNIT 101-7A
UPPER MARLBORO, MD 20774

SERVE AT: 1206 GOLF COURSE DRIVE
MITCHELLVILLE, MD 20721

AND

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

10116 CAMPUS WAY, UNIT 101-7A
UPPER MARLBORO, MD 20774

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

10116 CAMPUS WAY, UNIT 101-7A
UPPER MARLBORO, MD 20774

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-39118

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

All that property in Prince George's County described as: 4th Supplement ARY Plat Unit 101-7a, 1,128.0000 Sq.Ft. & Imps. Treetop Condo, Assmt $67,667 Lib 07807 Fl 696 Unit 101-7A, Deed ref. 7807/696, and assessed to Frederick J. Corder & Marilyn M. Corder.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136927 (2-20,2-27,3-5)

Subscribe Today

301-627-0900

NOTICE

IN THE MATTER OF:
Kayla Heidi Saavedra

FOR THE CHANGE OF NAME TO:
Kayla Heidi Ramirez Michaca

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

Case No. CAE 20-06066

A petition has been filed to change the name of (Minor Child(ren)) Kayla Heidi Saavedra to Kayla Heidi Ramirez Michaca.

The latest day by which an objection to the petition may be filed is March 23, 2020.

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

137088 (3-5)

LEGALS

ORDER OF PUBLICATION

KATHRIN MOORE
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

TAMALA R. DOTSON

SERVE AT: 13900 FARNSWORTH LANE, UNIT 4207
UPPER MARLBORO, MD 20772

SERVE AT: 13900 FARNSWORTH LANE, UNIT GAR4-14
UPPER MARLBORO, MD 20772

AND

WELLS FARGO BANK, NA

SERVE ON: CSC-LAWYERS INCORPORATING SERVICE COMPANY
RESIDENT AGENT
7 ST. PAUL STREET, STE 820
BALTIMORE, MD 21202

AND

GEORGE BALLMAN, TRUSTEE
6 MONT VILLAGE AVE., STE #402
GAITHERSBURG, MD 20879

AND

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

13900 FARNSWORTH LANE, UNIT GAR 4-14
UPPER MARLBORO, MD 20772

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

13900 FARNSWORTH LANE, UNIT GAR 4-14
UPPER MARLBORO, MD 20772

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-39110

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

All that property in Prince George's County described as: Garage 4-14, 210.0000 Sq.Ft. & Imps. Normandy Place Con, Assmt $8,666 Lib 12489 Fl 209 Unit 4-14 Bldg 4, located at 13900 Farnsworth Lane, Unit Gar 4-14, Upper Marlboro, Maryland 20772, Tax Account No.03-3124989, Deed Ref. 12489/209, and assessed to Tamala R. Dotson.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136928 (2-20,2-27,3-5)

LEGALS

ORDER OF PUBLICATION

KATHERINE MOORE
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

MARILYN CORDER

SERVE AT: 10104 CAMPUS WAY, UNIT 303-3A
UPPER MARLBORO, MD 20774

SERVE AT: 1206 GOLF COURSE DRIVE
MITCHELLVILLE, MD 20721

AND

JCL FUNDING GROUP, LLC

SERVE ON: TABITHA FITZGERALD, RESIDENT AGENT
135 BIRCHCREST COURT
ARNOLD,MD 21012

AND

JEFFREY LEVIN, TRUSTEE
6305 IVY LANE, STE 320
GREENBELT, MD 20770

AND

JOEL S. ARONSON, TRUSTEE
18 WEST STREET
ANNAPOLIS, MD 21401

AND

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

10104 S. CAMPUS WAY, UNIT 303-3A
UPPER MARLBORO, MD 20774

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

10104 S. CAMPUS WAY, UNIT 303-3A
UPPER MARLBORO, MD 20774

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-39117

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

All that property in Prince George's County described as: Supplementary Plat Unit 303-3a, 2,206.0000 Sq.Ft. & Imps. Treetop Condo, Assmt $67,667, Lib 34678 Fl 500 Unit 303-3A, Tax Account no. 13-1418003, Deed ref. 34678/500 and assessed to Marilyn Corder.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136929 (2-20,2-27,3-5)

LEGALS

PUBLIC HEARING NOTICE

The Department of Public Works and Transportation of Prince George's County has received a request to permanently close Moore's Way from the intersection of Pennsylvania Avenue, North, approximately 4,395 feet to the limit of the previous closure.

A public hearing has been scheduled for 7:00 p.m., Tuesday, March 10, 2020 to be held at the Arrowhead Elementary School, 2300 Sansbury Road, Upper Marlboro, Maryland. Comments may be presented at the public hearing or may be addressed in writing to Ms. Elizabeth Miller, Chief, Engineering Services Division, Office of Engineering and Project Management, Department of Public Works and Transportation, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. Written comments should be received no later than March 24, 2020.

Information on this proceeding may be obtained from the Office of Engineering and Project Management at the above address or by calling 301-883-5642.

137044 (2-27,3-5)

LEGALS

ORDER OF PUBLICATION

ALFRED WALSH
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

OTIS W. THOMPSON JR., PERSONAL REPRESENTATIVE
THE ESTATE OF MARY R. THOMPSON, TRUSTEE

SERVE ON: JEAN WICK, RESIDENT AGENT
6314 HARDWOOD DRIVE
LANHAM, MD 20706

AND

OTIS W. THOMPSON, JR. TRUSTEE
2 FULMER ROAD
HUGUENOT, NY 12746

AND

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

3621 JEFF ROAD
UPPER MARLBORO, MD 20774

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

3621 JEFF ROAD
UPPER MARLBORO, MD 20774

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-39119

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

All that property in Prince George's County described as: 9,021.0000 Sq.Ft. & Imps. Tyrol Estates Lot 21 Blk C, Assmt $280,700 Lib 03155 Fl 334, tax account no. 20-2271666, Deed ref. 3155/334, and assessed to Mary R. Thompson.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136930 (2-20,2-27,3-5)

NOTICE

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

Plaintiffs

vs.

Estate Of Stanley H. Wallace

Defendant

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

CIVIL NO. CAEF 19-31916

ORDERED, this 12th day of February, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3314 Huntley Square Drive, Unit T1, Temple Hills, Maryland 20748 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 12th day of March, 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 12th day of March, 2020, next.
The report states the amount of sale to be $59,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

136960 (2-20,2-27,3-5)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

ROBERT BERRA

SERVE:
8107 PINEHILL ST
LAUREL MD 20707

AND

SONIA ELIZABETH VILLA FUERTE MIRANDA

SERVE:
8107 PINEHILL ST
LAUREL MD 20707

AND

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

8107 PINEHILL ST
LAUREL MD 20707

And

Unknown Owner of the property 8107 PINEHILL ST described as follows: Property Tax ID 10 1089614 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40234

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

7,500 Sq. Ft. & Imps Oak Crest Lot 18 Blk 15, Assmt $67,434 Lib 33746 Fl 569 and assessed to ROBERT BERRA and SONIA ELIZABETH VILLA FUERTE MIRANDA, also known as 8107 PINEHILL ST, LAUREL MD 20707, Tax Account No. 10 1089614 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137108 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

SHELTON POWELL

SERVE:
7918 PIEDMONT AVE
LANHAM MD 20706

AND

ANTHONY POWELL

SERVE:
7918 PIEDMONT AVE
LANHAM MD 20706

AND

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

7918 PIEDMONT AVE
LANHAM MD 20706

And

Unknown Owner of the property 7918 PIEDMONT AVE described as follows: Property Tax ID 20 2249449 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40233

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

5,500 Sq.Ft. & Imps Glenarden Woods Lot 27 Blk F, Assmt $86,233 Lib 7409 Fl 257 and assessed to SHELTON POWELL and ANTHONY POWELL, also known as 7918 PIEDMONT AVE, LANHAM MD 20706, Tax Account No. 20 2249449 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137109 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

WARREN H KING

SERVE:
1229 PICKERING CIR
UPPER MARLBORO MD 20774

AND

NORA M KING

SERVE:
1229 PICKERING CIR
UPPER MARLBORO MD 20774

AND

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

1229 PICKERING CIR
UPPER MARLBORO MD 20774

And

Unknown Owner of the property 1229 PICKERING CIR described as follows: Property Tax ID 13 1462084 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40232

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

14,944 Sq. Ft. & Imps Rambling Hills Lot 11 Blk D, Assmt $253,267 Lib Fl and assessed to WARREN H KING and NORA M KING, also known as 1229 PICKERING CIR, UPPER MARLBORO MD 20774, Tax Account No. 13 1462084 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137110 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

JORGE FLORES

SERVE:
1921 PALMER PARK RD
HYATTSVILLE MD 20785

AND

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

1921 PALMER PARK RD
HYATTSVILLE MD 20785

And

Unknown Owner of the property 1921 PALMER PARK RD described as follows: Property Tax ID 13 1542588 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40231

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

2,640 Sq. Ft. & Imps Palmer Park Lot 71 Blk 3 Resub, Assmt $159,800 Lib 35480 Fl 358 and assessed to JORGE FLORES, also known as 1921 PALMER PARK RD, HYATTSVILLE MD 20785, Tax Account No. 13 1542588 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137111 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

RODNEY PEARSON

SERVE:
7608 OXMAN RD
HYATTSVILLE MD 20785

AND

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

7608 OXMAN RD
HYATTSVILLE MD 20785

And

Unknown Owner of the property 7608 OXMAN RD described as follows: Property Tax ID 13 1568971 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40230

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

3,987 Sq. Ft. & Imps Palmer Park Lot 79 Blk C, Assmt $26,467 Lib 34067 Fl 607 and assessed to RODNEY PEARSON, also known as 7608 OXMAN RD, HYATTSVILLE MD 20785, Tax Account No. 13 1568971 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137112 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

DERRICK L CAMPBELL

SERVE:
4201 NORCROSS ST
TEMPLE HILLS MD 20748

AND

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

4201 NORCROSS ST
TEMPLE HILLS MD 20748

And

Unknown Owner of the property 4201 NORCROSS ST described as follows: Property Tax ID 06 563296 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40228

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

10,254. Sq. Ft & Imps Hillcrest Heights Lot 3A Blk M, Assmt $17,233 Lib 32643 Fl 372 and assessed to DERRICK L CAMPBELL, also known as 4201 NORCROSS ST, TEMPLE HILLS MD 20748, Tax Account No. 06 563296 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137114 (3-5,3-12,3-19)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)
REGULAR SESSION
MARCH 24, 2020

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Beverage Article.

TRANSFER

Mandip K. Gill, President/Secretary, for a Class B, Beer, Wine and Liquor for the use of Billu, Inc., **t/a Seitz Liquors,** 6223 Livingston Road, Oxon Hill, 20745, transfer from Seitz Liquors Corporation, t/a Seitz Liquors, Mi Hyon Han, President/Secretary/Treasurer.

James Steuart Marten, Member, Anna Valero, Member, for a Class B (BLX), Beer, Wine and Liquor for the use of Crab and Turtle College Park, LLC, **t/a Crab & Turtle,** 7416 Baltimore Avenue, College Park, 20740, transfer from Milkboy College Park, LLC, t/a Milkboy & Arthouse, Thomas C. Joyner, Managing Member/Authorized Person, James W. Lokoff, Managing Member/Authorized Person.

A hearing will be held at 9200 Basil Court, Room 410, Largo, Maryland 20774, 10:00 a.m., Tuesday, March 24, 2020. Additional information may be obtained by contacting the Board's Office at 301-583-9980

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
February 27, 2020
137140 (3-5,3-12)

Proudly Serving
Prince George's County
Since 1932

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

TIFFANY R. BROWN
13718 Port Commerce Court
Accokeek, MD 20607
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-26707

Notice is hereby given this 20th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13718 Port Commerce Court, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of March, 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 20th day of March, 2020.
The report states the purchase price at the Foreclosure sale to be $286,520.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
137047 (2-27,3-5,3-12)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

DARRELL QUEEN
ROBIN QUEEN
8007 Darcy Road
District Heights, MD 20747
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-26708

Notice is hereby given this 20th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8007 Darcy Road, 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 20th day of March, 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 20th day of March, 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
137048 (2-27,3-5,3-12)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

HOUSTON L. HILL (DECEASED)
ELIZABETH D. HILL (DECEASED)
3206 Stonesboro Road
Fort Washington, MD 20744
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-18409

Notice is hereby given this 20th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3206 Stonesboro Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of March, 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 20th day of March, 2020.
The report states the purchase price at the Foreclosure sale to be $244,313.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
137045 (2-27,3-5,3-12)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

ANDRES TEVES JUNCO (DECEASED)
3805 Cedar Drive
Suitland, MD 20746
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-08672

Notice is hereby given this 25th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3805 Cedar Drive, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of March, 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 25th day of March, 2020.
The report states the purchase price at the Foreclosure sale to be $198,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
137097 (3-5,3-12,3-19)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

ESTIFANOS B. HABTEGIORGIS
1200 Chillum Manor Road
Hyattsville, MD 20783
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-21105

Notice is hereby given this 25th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1200 Chillum Manor Road, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of March, 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 25th day of March, 2020.
The report states the purchase price at the Foreclosure sale to be $262,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
137099 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

KEITH COATES
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

AGAPE BIBLE FELLOWSHIP, INC.

SERVE ON: DEREK CHALLENGER, ESQ.
RESIDENT AGENT
6200 OAKENGATE DR.
SUFFOLK, VA 23435

SERVE ON: 1022 58TH AVENUE
CAPITOL HEIGHTS, MD 20743

AND

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

1022 58TH AVENUE
CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY
MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

1022 58TH AVENUE
CAPITOL HEIGHTS,MD 20743

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-36608

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

All that property in Prince George's County described as: Lts 1.2, 6,250.0000 Sq.Ft & Imps. Fairmount Heights Blk A, Assmt $114,600, Lib 07042 Fl 780, located at 1022 58th Avenue, Capitol Heights, Maryland 20743, Tax Account No. 18-2010676, Deed Ref.7042/780 and assessed to Agape Bible Fellowship, Inc.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136919 (2-20,2-27,3-5)

ORDER OF PUBLICATION

KEITH COATES
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

MOSQUE EMMANUEL

SERVE ON: 12807 4TH STREET
BOWIE, MD 20720

SERVE ON: 12804 5TH STREET
BOWIE, MD 20720

AND

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

12807 4TH STREET
BOWIE, MD 20720

AND

PRINCE GEORGE'S COUNTY
MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

12807 4TH STREET
BOWIE, MD 20720

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-36607

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

All that property in Prince George's County described as: Lots 21.22.23.24, 10,000.0000 Sq.Ft. Bowie Blk 3, Assmt $15,100 Lib 09455 FL 646, located at 12807 4th Street, Bowie, Maryland 20720, Tax Account No. 14-1654151, Deed ref. 9455/646 and assessed to Mosque Emmanuel.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136920 (2-20,2-27,3-5)

ORDER OF PUBLICATION

KATHRIN MOORE
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

FRANK S. TAYLOR

SERVE AT: 6156 STEPHEN REID RD
HUNTINGTOWN, MD 20639

SERVE AT: 13900 KING GEORGE WAY, UNIT 386
UPPER MARLBORO, MD 20772

AND

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

13900 KING GEORGE WAY, UNIT 386
UPPER MARLBORO, MD 20772

AND

PRINCE GEORGE'S COUNTY
MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

13900 KING GEORGE WAY, UNIT 386
UPPER MARLBORO, MD 20772

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-37944

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

All that property in Prince George's County described as: 3,162.0000 Sq.Ft. & Imps. Kings Council Cond, Assm $123,334 Lib 14092 Fl 305, Unit 386, located at 13900 King George Way, Unit 386, Upper Marlboro, MD 20772, Tax account no. 03-0218503, Deed ref. 41092/305, and assessed to Frank S. Taylor.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136921 (2-20,2-27,3-5)

ORDER OF PUBLICATION

KATHRIN MOORE
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

JOHN A. CHERRY, TRUSTEE OF THE JOHN A. CHERRY REVOCABLE TRUST

SERVE AT: 13800 FARNSWORTH LANE, UNIT 5104
UPPER MARLBORO, MD 20772

SERVE AT: 9417 PAUL DRIVE
CLINTON, MD 20735

AND

DIANA P. CHERRY, TRUSTEE OF THE DIANA P. CHERRY REVOCABLE TRUST

SERVE AT: 13800 FARNSWORTH LANE, UNIT 5104
UPPER MARLBORO, MD 20772

SERVE AT: 9417 PAUL DRIVE
CLINTON, MD 20735

AND

MAURICE A. DAVENPORT

SERVE AT: 5000 BRINKLEY ROAD
TEMPLE HILLS, MD 20748

SERVE AT: PSC 1 BOX 892
APO AE 09009-0009

AND

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

13800 FARNSWORTH LANE, UNIT GAR 5-7
UPPER MARLBORO, MD 20772

AND

PRINCE GEORGE'S COUNTY
MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

13800 FARNSWORTH LANE, UNIT GAR 5-7
UPPER MARLBORO, MD 20772

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-37943

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

All that property in Prince George's County described as: Garage 5-7, 210.0000 Sq.Ft. & Imps. Normandy Place Con, Assmt $8,666, Lib 12781 Fl 524 Unit Gar 5-Bldg 5, located at 13800 Farnsworth Lane, Unit Gar 5-7, Upper Marlboro, MD 20772, Tax Account no. 03-3169042, Deed ref. 39154/155 and assessed to Maurice A. Davenport.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136922 (2-20,2-27,3-5)

ORDER OF PUBLICATION

KATHRIN MOORE
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

LETICIA AGUILAR RIVAS
7605 LOTUS COURT
LAUREL, MD 20707

AND

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

7605 LOTUS COURT
LAUREL, MD 20707

AND

PRINCE GEORGE'S COUNTY
MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

7605 LOTUS COURT
LAUREL, MD 20707

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-39114

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

All that property in Prince George's County described as: 3,731.0000 Sq.Ft. & Imps. Laurelton Lot 11 Blk B, Assmt $196,134 Lib 37567 Fl 555, located at 7605 Lotus Court, Laurel, MD 20707, Tax Account no. 10-1109735, Deed ref. 37567/555 and assessed to Leticia A. Rivas.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136923 (2-20,2-27,3-5)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND 21030

Plaintiff

vs.

DEWALE B ALADESULU

SERVE: 6909 GOLDEN RAINTREE CT
CLINTON MD 20735

AND

THE BANK OF NEW YORK MELLON

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT
2405 YORK ROAD
SUITE 201
LUTHERVILLE TIMONIUM MD 21093-2264

AND

BANK OF AMERICA, NA
F/K/A BAC HOME LOANS SERVICING, LP

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT
2405 YORK ROAD
SUITE 201
LUTHERVILLE TIMONIUM MD 21093-2264

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
A/K/A MERS

SERVE: BILL BECKMAN, PRESIDENT AND CHIEF EXECUTIVE OFFICE
1818 LIBRARY ST
RESTON VA 20190

SERVE ON: SHARON HORSTKHAMP, LEGAL DEPARTMENT
1818 LIBRARY ST, STE 300
RESTON VA 20190-6280

AND

HOWARD N. BIERMAN, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

JACOB GEESING, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

CARRIE M. WARD, TRUSTEE

SERVE: BWW LAW GROUP, LLC
6003 EXECUTIVE BLVD, STE 101
ROCKVILLE, MD 20852

AND

GREENPOINT MORTGAGE FUNDING, INC.

SERVE ON: CSC-LAWYERS INCORPORATING SERVICE COMPANY
RESIDENT AGENT
7 ST PAUL ST, STE 820
BALTIMORE, MD 21202

AND

SUELLEN WOHLFARTH, TRUSTEE

SERVE: 3514 KING ARTHUR RD
ANNANDALE, VA 22003

AND

CONSOLIDATED UTILITIES, INC.

SERVE: DANIEL J. MELLIN, RESIDENT AGENT
221 DUKE OF CLOUCESTER STREET
ANNAPOLIS, MD 21401

AND

TIMBER RIDGE HOMEOWNERS ASSOCIATION

SERVE: GREGORY A. ALEXANDRIDES, ESQ.
823 WEST STREET
ANNAPOLIS, MD 21401

AND

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

6909 GOLDEN RAINTREE CT
CLINTON MD 20735

And

Unknown Owner of the property 6909 GOLDEN RAINTREE CT described as follows: Property Tax ID 09 3657954 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39141

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

13,351. Sq.Ft & Imps Timber Ridge plat Lot 28 Blk B, Assmt $464,566 Lib Fl and assessed to DEWALE B ALADESUL, also known as 6909 GOLDEN RAINTREE CT, CLINTON MD 20735, Tax Account No. 09 3657954 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137028 (2-27,3-5,3-12)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

LOURDES L. CAMSON
6302 Mark Drive
Temple Hills, MD 20748

Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-31901

Notice is hereby given this 20th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6302 Mark Drive, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of March, 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 20th day of March, 2020.
The report states the purchase price at the Foreclosure sale to be $291,242.56.

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

True Copy—Test:
Mahasin El Amin, Clerk
137046 (2-27,3-5,3-12)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

MELVIN C. DICKERSON
SHEILA L. DICKERSON
AKA SHELIA DICKERSON
12300 Sturdee Drive
Upper Marlboro, MD 20772

Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-36571

Notice is hereby given this 11th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12300 Sturdee Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 11th day of March, 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 11th day of March, 2020.
The report states the purchase price at the Foreclosure sale to be $215,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
136963 (2-20,2-27,3-5)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

STANLEY JOSEPH MANGRUM
3311 Grayvine Lane
Bowie, MD 20721

Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-39115

Notice is hereby given this 12th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3311 Grayvine Lane, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 12th day of March, 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 12th day of March, 2020.
The report states the purchase price at the Foreclosure sale to be $277,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
136964 (2-20,2-27,3-5)

NOTICE

IN THE MATTER OF:
Zyla joe

FOR THE CHANGE OF NAME TO:
Zyla Exume

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

Case No. CAE 20-05975

A petition has been filed to change the name of (Minor Child(ren)) Zyla joe to Zyla Exume.

The latest day by which an objection to the petition may be filed is March 23, 2020.

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

137090 (3-5)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

MARGUERITE J MIMS

SERVE: 1507 BEAVER HEIGHTS LN
CAPITOL HEIGHTS MD 20743

AND

NATIONSTAR MORTGAGE, LLC
T/A CHAMPION MORTGAGE
COMPANY

SERVE: CSC-LAWYERS INCORPORATING SERVICE COMPANY,
RESIDENT AGENT
7 ST PAUL ST, STE 820
BALTIMORE, MD 21202

AND

UNITED STATES DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT

SERVE: BEN CARSON, SECRETARY
451 7TH STREET, SW
WASHINGTON, DC 20410

SERVE: CAROL B. PAYNE
BALTIMORE FIELD OFFICE DIRECTOR
10 S HOWARD ST, 5TH FLOOR
BALTIMORE, MD 21201

AND

MADISON SETTLEMENT SERVICES, LLC, TRUSTEE

SERVE: COGENCY GLOBAL, INC,
RESIDENT AGENT
S/O HYLIND INFO QUEST, INC.,
RESIDENT AGENT OF COGENCY
GOLBAL, ONC.
S/O MARK W. HYLIND, RESIDENT AGENT
1519 YORK ROAD
LUTHERVILLE, MD 21093

AND

BRENDA LAROCHE, TRUSTEE
OR
HUD FIELD OFFICE MANAGER
OR DESGNEE

SERVE: 451 SEVENTH ST, SW
WASHINGTON DC 20410

AND

SENIOR OFFICIAL WITH RESPONSIBILITY FOR SINGLE FAMILY MORTAGE INSURANCE PROGRAMS PROGRAMS FOR THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, TRUSTEE

SERVE: 451 7TH STREET, SW
WASHINGTON, DC 20410

AND

ENGRAM LLOYD, TRUSTEE AND DIRECTOR OF PHILADELPHIA HOMEWONWERSHIP CENTER OR HUD FIELD OFFICE MANAGER OR HIS DESIGNEE

SERVE: THE WANAMAKER BUILDING
100 PENN SQUARE EAST
PHILADELPHIA, PA 19107-3389

AND

JULIE SHAFFER, DIRECTOR OF PHILADELPHIA HOMEOWNERSHIP CENTER

SERVE: THE WANAMAKER BUILDING
100 PENN SQUARE EAST
PHILADELPHIA, PA 19107-3389

AND

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

1507 BEAVER HEIGHTS LN
CAPITOL HEIGHTS MD 20743

And

Unknown Owner of the property 1507 BEAVER HEIGHTS LN described as follows: Property Tax ID 18 2001840 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING
COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39124

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

6,600 Sq.Ft. & Imps. Beaver Heights Lot 27 Blk G, Assmt $175,600 Lib 09317 Fl 273 and assessed to MARGUERITE J MIMS and , also known as 1507 BEAVER HEIGHTS LN, CAPITOL HEIGHTS MD 20743, Tax Account No. 18 2001840 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137023 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

ALVIN NEWSOME

SERVE: 4327 HAYES ST, NEW
WASHINGTON DC 20019

SERVE: 7706 BERRY PL
DISTRICT HEIGHTS MD 20747

AND

GRETA M NEWSOME

SERVE: 4327 HAYES ST, NEW
WASHINGTON DC 20019

SERVE: 7706 BERRY PL
DISTRICT HEIGHTS MD 20747

AND

PNC BANK, NATIONAL ASSOCIATION

SERVE: CSC-LAWYERS INCORPORATING SERVICE COMPANY
RESIDENT AGENT
7 ST PAUL ST, STE 820
BALTIMORE, MD 21202

AND

CATHERINE A. DESMOND, TRUSTEE

SERVE: 5700 RIVERTECH COURT,
3RD FLOOR
RIVERDALE, MD 20737

AND

BRENDA WILLIAMS, TRUSTEE

SERVE: 5700 RIVERTECH COURT,
3RD FLOOR
RIVERDALE, MD 20737

AND

ALLAN B. BERNSTEIN, TRUSTEE

AND

GLORIA MARIE BERNSTEIN, TRUSTEE

AND

JOSEPH W. ROGERS, JR., TRUSTEE

AND

USI INSURANCE SERVICES, LLC
F/K/A MOLTON, ALLEN & WILLIAMS, INC.

SERVE: THE CORPORATION TRUST, INC., RESIDENT AGENT
2405 YORK ROAD, SUITE 201
LUTHERVILLE-TIMONIUM, MD 21093

AND

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

7706 BERRY PL
DISTRICT HEIGHTS MD 20747

And

Unknown Owner of the property 7706 BERRY PL described as follows: Property Tax ID 6 507871 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING
COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39125

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

11,857.0000 SqFt & Imps Fowlers Concord Blk C, Lot 24 & Adj 4 950 Sq.Ft. L5554 F4 31, Assmt $228,900 Lib 05943 Fl 165 and assessed to ALVIN NEWSOME and GRETA M NEWSOME, also known as 7706 BERRY PL, DISTRICT HEIGHTS MD 20747, Tax Account No. 6 507871 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137024 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

ROSEMARIE DAVIS

SERVE: 9112 ELAINE COURT #202
LAUREL, MD 20708

SERVE: 7816 HANOVER PKWY #104
GREENBELT, MD 20770

SERVE: 104 CANYON PL
CAPITOL HEIGHTS MD 20743

AND

LAKISHA EARLY

SERVE: 9112 ELAINE COURT #202
LAUREL, MD 20708

SERVE: 104 CANYON PL
CAPITOL HEIGHTS MD 20743

SERVE: 324 MEADOW WAY
HYATTSVILLE, MD 20785

AND

CONTINA EARLY

SERVE: 9112 ELAINE COURT #202
LAUREL, MD 20708

SERVE: 104 CANYON PL
CAPITOL HEIGHTS MD 20743

AND

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

104 CANYON PL
CAPITOL HEIGHTS MD 20743

And

Unknown Owner of the property 104 CANYON PL described as follows: Property Tax ID 18 2079283 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING
COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39128

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

6,892. Sq.Ft. & Imps. Pepper Mill Village Lot 24 Blk H, Assmt $196,133 Lib Fl and assessed to ROSEMARIE DAVIS (1/2 interest) and LAKISHA EARLY (1/4 interest) and CONTINA EARLY (1/4 interest), also known as 104 CANYON PL, CAPITOL HEIGHTS MD 20743, Tax Account No. 18 2079283 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137025 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

FATIMA C LARA

SERVE: 8403 CYPRESS ST
LAUREL MD 20707

AND

FREDIS E LARA

SERVE: 8403 CYPRESS ST
LAUREL, MD 20707

AND

SANDY SPRING BANK

SERVE: DANIEL J. SCHRIDER,
RESIDENT AGENT
17801 GEORIGA AVE.
OLNEY, MD 20832

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
A/K/A MERS

SERVE ON: BILL BECKMANN,
PRESIDENT AND CHIEF EXECUTIVE OFFICER
1818 LIBRARY ST
RESTON VA 20190

SERVE ON: SHARON HORSTKHAMP, LEGAL DEPARTMENT
1818 LIBRARY ST, STE 300
RESTON VA 20190-6280

AND

J. LYNNE PULFORD, TRUSTEE

SERVE: 17801 GEORIGA AVE.
OLNEY, MD 20832

AND

JACQUELINE F. GERHART, TRUSTEE

SERVE: 17801 GEORIGA AVE.
OLNEY, MD 20832

AND

FEDERAL HOME LOAN BANK OF ATLANTA

SERVE: WESLEY MCMULLAN,
PRESIDENT AND CHIEF EXECUTIVE OFFICE
1475 PEACHTREE ST, NE
ATLANTA GA 30309

AND

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

8403 CYPRESS ST
LAUREL MD 20707

And

Unknown Owner of the property 8403 CYPRESS ST described as follows: Property Tax ID 10 3026564 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING
COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39131

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

7,876. Sq.Ft. & Imps Oakcrest-resub Par Lot 6 Blk 41, Assmt $249,466 Lib 41209 Fl 201 and assessed to FATIMA C LARA and FREDIS E LARA, also known as 8403 CYPRESS ST, LAUREL MD 20707, Tax Account No. 10 3026564 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137026 (2-27,3-5,3-12)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

HALLOWAY HOLDINGS, LLC

SERVE: CARLOS CARROLL, RESIDENT AGENT OF KAYAK HOLDINGS, LLC, RESIDENT AGENT
909 QUIETVIEW DRIVE
CAPITOL HEIGHTS, MD 20743

SERVE: KAYAK HOLDINGS, LLC,
RESIDENT AGENT
5115 SANDS ROAD
LOTHIAN, MD 20711

AND

CFNA RECEIVABLES (TX), LLC
F/K/A COMMERCIAL CREDIT CORP.

SERVE: CT CORPORATION SYSTEM, RESIDENT AGENT
1999 BRYAN STREET, SUITE 900
DALLAS, TX 75201-3136

AND

N.J. LIBERTO, TRUSTEE

SERVE: 4201 NORTHVIEW DRIVE,
SUITE 102
BOWIE, MD 20716

AND

T.E. KRAZINSKY, ESQ., TRUSTEE

SERVE: 4201 NORTHVIEW DRIVE,
SUITE 102
BOWIE, MD 20716

AND

BANK OF AMERICA, NA
F/K/A NATIONSBANK, NA

SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT
2405 YORK ROAD
SUITE 201
LUTHERVILLE TIMONIUM MD 21093-2264

AND

SHARON N. MAZZEI, TRUSTEE

AND

MARGERY E. PATRICK, TRUSTEE

AND

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

9331 DARCY RD
LARGO MD 20774

And

Unknown Owner of the property 9331 DARCY RD described as follows: Property Tax ID 06 442954 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER, ACTING
COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: CAE 19-39133

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

24,620 Sq.Ft & Imps Nr Browns Sta RD, Map 082 Grid D4 Par 231, Assmt $172,133 Lib 39061 Fl 433 and assessed to HALLOWAY HOLDINGS, LLC, also known as 9331 DARCY RD, LARGO MD 20774, Tax Account No. 06 442954 on the Tax Roll of the Director of Finance.

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

It is thereupon this 18th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 13th day of March, 2020, warning all persons interested in the property to appear in this Court by the 21st day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137027 (2-27,3-5,3-12)

ORDER OF PUBLICATION

ALFRED WALSH
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND
21146

PLAINTIFF

V.

DELORIS CLARK
7617 FONTAINEBLEAU DRIVE,
UNIT 2140
HYATTSVILLE, MD 20784

AND

MAT PROPERTIES, INC.
F/K/A FIRST NATIONAL MORTGAGE CORPORATION

SERVE ON: RALPH V. PARTLOW,
III, RESIDENT AGENT
25 SOUTH CHARLES STREET
BALTIMORE, MD 21201

AND

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

7617 FONTAINEBLEAU DRIVE,
UNIT 2140
HYATTSVILLE, MD 20784

AND

PRINCE GEORGE'S COUNTY
MARYLAND
SERVE: RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE
4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

7617 FONTAINEBLEAU DRIVE,
UNIT 2140
HYATTSVILLE, MD 20784

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-39112

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

All that property in Prince George's County described as: Unit 2140, 3,840.0000 Sq.Ft. & Imps. Frenchmans Creek C, Assmt $38,667 Lib 38375 Fl 285 Unit 2140, located at 7617 Fontainebleau Drive, Unit 2140, Hyattsville, MD 20784, Tax Account no. 20-2264752, Deed ref. 38375/285 and assessed to Deloris Clark.

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

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136924 (2-20,2-27,3-5)

LEGALS

ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS, LLC
8546 COLTRANE COURT
ELLICOTT CITY, MD 21043

Plaintiff

vs.

RICARDO A. ARGUETA & AURI S. ALVARADO
848 BERKSHIRE DRIVE
HYATTSVILLE, MD 20783-3247

and

BANK OF AMERICA, NA
SERVE: THE CORPORATION TRUST INCORPORATED
2405 YORK ROAD, SUITE 201
LUTHERVILLE-TIMONIUM, MD 21093-2264

and

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

and

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

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No: CAE 19-38020

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

The property described as Chillum, 17th Election District, Outlot B, 7,438.0000 Sq. Ft., Hampshire Heights, Block B, Assmt $700 Lib 21798 Fl 005 Tax Account Number 17 1973965, Berkshire Drive, Hyattsville, MD 20783, and assessed to Argueta, Ricardo A., et al.

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interesting in the property to appear in this Court by the 14th day of April, 2020, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136913 (2-20,2-27,3-5)

LEGALS

Robert Y. Clagett, Attorney
14804 Pratt Street
Upper Marlboro, MD 20772
301-627-3325

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HERBERT W. SPILLER, JR.

Notice is given that Mary Martha Jacobs, whose address is 309 Ribbon Walk Lane, Holly Springs, NC 27540, was on January 13, 2020 appointed Personal Representative of the estate of Herbert W. Spiller, Jr who died on December 10, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of July, 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 undersigned on or before the earlier of the following dates:

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

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

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

MARY MARTHA JACOBS
Personal Representative

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

Estate No. 115896

136973 (2-20,2-27,3-5)

ORDER OF PUBLICATION

TWIN MILLS INVESTMENTS, LLC
8546 COLTRANE COURT
ELLICOTT CITY, MD 21043

Plaintiff

vs.

PEOPLES, CLAUDIA M. & RONNIE M.
2611 RITCHIE ROAD
FORESTVILLE, MD 20747-3741

and

JP MORGAN CHASE, NATIONAL ASSOCIATION
SERVE: THE CORPORATION TRUST INCORPORATED
2405 YORK ROAD, SUITE 201
LUTHERVILLE, MD 21093-2264

and

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

and

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

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No: CAE 19-38021

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

The property described as: Spaulding, 6th Election District, Johns Choice PT Par 44, 2.0000 Acres, Assmt $26,200 Map 082 Grid A3 Parcel 044 Lib 14253 Fl 433 Tax Account Number 06 3709029, 2611 Richie Road, District Height, MD 20747, and assessed to Peoples, Claudia M. & Ronnie M., Tax Account No. 06-3709029, 2611 Ritchie Road, District Heights, MD 20747.

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interesting in the property to appear in this Court by the 14th day of April, 2020, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136914 (2-20,2-27,3-5)

ORDER OF PUBLICATION

KATHRIN MOORE
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

JAMES R. FRIDIE, III

SERVE AT: 10208 PRINCE PLACE, UNIT 5-108
UPPER MARLBORO, MD 20774

SERVE AT: 1149 GOLDEN POND COURT
VOORTEES, NJ 08043

AND

RITA KIDD BELECHAK
6132 BALTIMORE AVE.
RIVERDALE, MD 20737

AND

JOSEPH P. MCMAHON, TRUSTEE
6138 PRIMROSE AVE.
LOS ANGELES, CA 90068

AND

LARRY S. BALDUCCI, TRUSTEE
244 HARMONY WAY
CENTREVILLE, MD 21617

AND

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

10208 PRINCE PLACE, UNIT 5-108
UPPER MARLBORO, MD 20774

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

10208 PRINCE PLACE, UNIT 5-108
UPPER MARLBORO, MD 20774

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-36606

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

All that property in Prince George's County described as: Unit 3322-b-2, 2,023.0000 Sq.Ft. & Imps. Huntley Square Con, Assmt $55,000 Lib 04783 Fl 395 Unit 3322 B, located at 3022 Huntley Square Drive, Unit B-2, Temple Hills, MD 20748, Tax Account no. 12-1273184, Deed ref. 4783/395 and assessed to Mae L. Johnson.

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

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136915 (2-20,2-27,3-5)

ORDER OF PUBLICATION

PORTIA DREW
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

MAE L. JOHNSON
SERVE AT: 3322 HUNTLEY SQUARE, UNIT B-2
TEMPLE HILLS, MD 20748

SERVE AT: 2700 NOTTINGHAM RD., NW
WILSON, NC 27896

AND

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

3322 HUNTLEY SQUARE, UNIT B-2
TEMPLE HILLS, MD 20748

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

3322 HUNTLEY SQUARE, UNIT B-2
TEMPLE HILLS, MD 20748

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-36606

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

All that property in Prince George's County described as: Unit 3322-b-2, 2,023.0000 Sq.Ft. & Imps. Huntley Square Con, Assmt $55,000 Lib 04783 Fl 395 Unit 3322 B, located at 3022 Huntley Square Drive, Unit B-2, Temple Hills, MD 20748, Tax Account no. 12-1273184, Deed ref. 4783/395 and assessed to Mae L. Johnson.

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

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136916 (2-20,2-27,3-5)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND 21030

Plaintiff

vs.

HARRIET S POFIODOM
AKA HARRIET S. KOFI ODOM

SERVE:
12915 PISCATAWAY LANDING DR
CLINTON MD 20735

AND

KIRK ODOM

SERVE:
12915 PISCATAWAY LANDING DR
CLINTON MD 20735

AND

HILLANTRAE HOMEOWNERS ASSOCIATION

SERVE:
MATTHEW B. QUINN, RESIDENT AGENT
204 WASHINGTON AVE, SUITE 102
LA PLATA, MD 20646

AND

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

12915 PISCATAWAY LANDING DR
CLINTON MD 20735

And

Unknown Owner of the property 12915 PISCATAWAY LANDING DR described as follows: Property Tax ID 05 2853992 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40235

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

11,361 Sq.Ft& Imps Hillantrae plat 1 Lot 158 Blk C, Assmt $344,600 Lib 38614 Fl 384 and assessed to HARRIET S POFIODOM AKA KOFI ODOM and KIRK ODOM, also known as 12915 PISCATAWAY LANDING DR, CLINTON MD 20735, Tax Account No. 05 2853992 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137107 (3-5,3-12,3-19)

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

LEGALS

ORDER OF PUBLICATION

JOSEPH S. MAGNOTTA
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

XIN Q. CHIN

SERVE ON: 7510 COLUMBIA AVENUE
COLLEGE PARK, MD 20740

SERVE ON: 1451 S. BROADWAY
SANTA MARIA, CA 93454

AND

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

7510 COLUMBIA AVENUE
COLLEGE PARK, MD 207470

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

7510 COLUMBIA AVENUE
COLLEGE PARK, MD 207470

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-36609

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

All that property in Prince George's County described as: E 140 Ft Of Lo T 13, 7,000.0000 Sq.Ft. & Imps. College Park- Blk6, Assmt $95,800 Lib 38986 Fl 466, located at 7510 Columbia Avenue, College Park, MD 20740, Tax Account no: 21-2289395, Deed ref29568/328, and assessed to Xin Q. Chen.

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

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136918 (2-20,2-27,3-5)

LEGALS

NOTICE

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

Plaintiffs

vs.

Gordon C. Carpenter and
Jackie M. Carpenter

Defendants

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

CIVIL NO. CAEF 15-37163

ORDERED, this 11th day of February, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2109 Ritchie Road, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of March, 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 11th day of March, 2020, next.

The report states the amount of sale to be $170,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

136961 (2-20,2-27,3-5)

ORDER OF PUBLICATION

KATHRIN MOORE
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND 21146

PLAINTIFF

V.

ALLAN D. MARTIN aka ALLEN D. MARTIN
6966 MAYFAIR TERRACE
LAUREL, MD 20707

AND

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

6966 MAYFAIR TERRACE
LAUREL, MD 20707

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE 4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

6966 MAYFAIR TERRACE
LAUREL, MD 20707

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

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-37941

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

All that property in Prince George's County described as: 1,144.0000 Sq.Ft. & Imps. Mayfair-plat Three Lot 64 Blk B, Assmt, $232,634 Lib 06472 Fl 788, located at 6966 Mayfair Terrace, Laurel MD 20707, Tax Account No. 10-1031053, Deed Ref. 6472/788 and assessed to Allan D. Martin.

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

It is thereupon this 10th day of February, 2020, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of March, 2020, warning all persons interested in the property to appear in this Court by the 14th day of April, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
136917 (2-20,2-27,3-5)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

MARY J. GOLLADAY (DECEASED)
JAMES D. GOLLADAY (DECEASED)
3519 Brightseat Road
Landover, MD 20785

Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 16-24840

Notice is hereby given this 21st day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3519 Brightseat Road, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of March, 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 23rd day of March, 2020.

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

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

True Copy—Test:
Mahasin El Amin, Clerk

137092 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

EQUITY PARTNERS REAL ESTATE INVESTMENTS, LLC

SERVE:
TABAITHA FITZGERALD,
RESIDENT AGENT
C/O SPECIATLY LENDING
6305 IVY LANE, SUITE 320
GREENBELT, MD 20770

AND

EAGLE BANK

SERVE ON:
THE CORPORATION TRUST, INC., RESIDENT AGENT
LUTHERVILLE-TIMONIUM, MD 21093

AND

JEFFREY LEVIN, TRUSTEE

SERVE:
7800 BEECH TREE ROAD
BETHESDA, MD 20817

AND

JOEL S. ARONSON, TRUSTEE

SERVE:
18 WEST ST
ANNAPOLIS, MD 21401

AND

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

5100 SUITLAND RD
SUITLAND MD 20746

And

Unknown Owner of the property 5100 SUITLAND RD described as follows: Property Tax ID 06 568055 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40240

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

32,539 Sq.Ft. & Imps OLD Suitland Sub Pt of Lot 43 E Q 0.7470 Acre Tdt 9/22/08 Cae 08-04563, Assmt $214,533 Lib 37797 Fl 372 and assessed to EQUITY PARTNERS REAL ESTATE INVESTMENTS, LLC, also known as 5100 SUITLAND RD, SUITLAND MD 20746, Tax Account No. 06 568055 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137101 (3-5,3-12,3-19)

NOTICE

IN THE MATTER OF:
Josiah Hugh Palmer Williams

FOR THE CHANGE OF NAME TO:
Josiah Hugh Palmer

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

Case No. CAE 20-05972

A petition has been filed to change the name of (Minor Child(ren)) Josiah Hugh Palmer Williams to Josiah Hugh Palmer.

The latest day by which an objection to the petition may be filed is March 23, 2020.

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

137089 (3-5)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

CHARLES W CLARK

SERVE: 31 SULTAN AVE
CAPITOL HEIGHTS MD 20743

AND

UNITED MORTGAGEE
N/K/A CHASE HOME FINANCE, LLC
A DIVISION OF J.P. MORGAN CHASE BANK, NA

SERVE ON:
THE CORPORATION TRUST, INC., RESIDENT AGENT OF J.P. MORGAN CHASE BANK, NA
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

GEORGE A. RESTA, TRUSTEE

AND

ALLAN B. BERNSTEIN, TRUSTEE

AND

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

31 SULTAN AVE
CAPITOL HEIGHTS MD 20743

And

Unknown Owner of the property 31 SULTAN AVE described as follows: Property Tax ID 18 2079879 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40241

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

4,000 Sq.Ft. & Imps Capitol Heights Blk 8 Lots 11.12, Assmt $230,233 Lib 41564 Fl 344 and assessed to CHARLES W CLARK, also known as 31 SULTAN AVE, CAPITOL HEIGHTS MD 20743, Tax Account No. 18 2079879 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137102 (3-5,3-12,3-19)

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

In The Estate Of:
EDITH PROUT GIBBS

Estate No.: 114046

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Lynn Loughlin Skerpon 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 **March 26, 2020 at 9:30 AM.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

Register of Wills for
Prince George's County
Cereta A. Lee
P.O. Box 1729
Upper Marlboro, MD 20773-1729

137080 (3-5,3-12)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

THE ESTATE OF ELEANOR NICHOLSON-DAVIS

SERVE:
UNKNOWN PERSONAL REP.
6009 REED ST
HYATTSVILLE MD 20785

AND

MIDFIRST BANK, FSB

SERVE:
G. JEFFREY RECORDS, JR., CEO AND PRESIDENT
501 NW GRAND BOULEVARD
OKLAHOMA CITY, OK 73118

AND

MATT C. MCLEAN, TRUSTEE

SERVE:
307 N. MACARTHUR
OKLAHOMA CITY, OK 73127

AND

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

6009 REED ST
HYATTSVILLE MD 20785

And

Unknown Owner of the property 6009 REED ST described as follows: Property Tax ID 18 2110492 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40238

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

9,153. Sq.Ft. & Imps Englewood Blk B, Fr 111.75 Ft L Ot 47, Assmt $46,600 Lib 7771 Fl 802 and assessed to THE ESTATE OF ELEANOR NICHOLSON-DAVIS, also known as 6009 REED ST, HYATTSVILLE MD 20785, Tax Account No. 18 2110492 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137104 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

PRIMERA I EBENEZER

SERVE:
6924 RANDOLPH ST
HYATTSVILLE MD 20784

AND

WELLS FARGO BANK, NA
F/K/A WACHOVIA BANK, NA

SERVE:
CSC-LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT
7 ST. PAUL STREET, SUITE 820
BALTIMORE, MD 21202

AND

EVERETT L. ANSCHUTZ, JR., TRUSTEE

AND

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

6924 RANDOLPH ST
HYATTSVILLE MD 20784

And

Unknown Owner of the property 6924 RANDOLPH ST described as follows: Property Tax ID 02 117309 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40237

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

7,400 Sq.Ft & Imps Radiant Valley-Lot 15 Blk EYE, Assmt $191,900 Lib 40876 Fl 113 and assessed to PRIMERA I EBENEZER, also known as 6924 RANDOLPH ST, HYATTSVILLE MD 20784, Tax Account No. 02 117309 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137105 (3-5,3-12,3-19)

LEGALS

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY COMMERCIAL PROPERTY IMPROVEMENT PROGRAM (CPIP 2020)

The Redevelopment Authority announces the availability of funding to improve targeted shopping centers and retail space in Prince George's County. Targeted properties are those identified in the 2017 Prince George's County Competitive Retail Market Strategic Action Plan as shopping centers/retail areas that should be improved due to stronger market potential and promising site conditions.

The Redevelopment Authority of Prince George's County Commercial Property Improvement Program (CPIP) was established to assist owners of shopping centers and main street retail space with exterior façade, place making, lighting and major building systems improvements that enhance retail competitiveness and viability.

The CPIP will provide a matching grant or loan to targeted approved shopping centers and retail space for eligible improvements. If approved CPIP projects must begin within 90 days and completed within 180 days. CPIP funding will be disbursed on a reimbursable basis. Additional detail on program guidelines, eligible improvements and eligible shopping centers is available on the Redevelopment Authority web site at:

https://www.princegeorgescountymd.gov/3034/Commercial-Property-Funding-Availability

137231 (3-5,3-12)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

KENNETH B KING, JR

SERVE:
8336 SNOWDEN OAKS PL
LAUREL MD 20708

AND

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

8336 SNOWDEN OAKS PL
LAUREL MD 20708

And

Unknown Owner of the property 8336 SNOWDEN OAKS PL described as follows: Property Tax ID 10 1027697 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40239

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

1,758. Sq. Ft. & Imps Snowden Oaks Lot 32 Blk G, Assmt $215,400 Lib 9295 Fl 664 and assessed to KENNETH B KING, JR, also known as 8336 SNOWDEN OAKS PL, LAUREL MD 20708, Tax Account No. 10 1027697 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137103 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND 21030
Plaintiff

vs.

DION W JOHNSON

SERVE:
3266 PRINCE RANIER PL
DISTRICT HEIGHTS MD 20747

AND

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

3266 PRINCE RANIER PL
DISTRICT HEIGHTS MD 20747

And

Unknown Owner of the property 3266 PRINCE RANIER PL described as follows: Property Tax ID 06 521815 on the Tax Roll of Prince George's County, 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40236

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

1,500 Sq.Ft.&Imps Regency Towns Plat Lot 88 Blk B, Assmt $174,533 Lib 9381 Fl 090 and assessed to DION W JOHNSON, also known as 3266 PRINCE RANIER PL, DISTRICT HEIGHTS MD 20747, Tax Account No. 06 521815 on the Tax Roll of the Director of Finance.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.
It is thereupon this 24th day of February, 2020, by the Circuit Court for Prince George's County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137106 (3-5,3-12,3-19)

LEGALS

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

The owner(s) of said vehicle(s) have 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: **3/22/2020**

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

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

2014	NISSAN	ALTIMA	MD	5DA3029	1N4AL3AP1EN359348

JD TOWING
2817 RITCHIE ROAD
FORESTVILLE MD 20747
301-967-0739

2007	NISSAN	MAXIMA	AZ	2V44DL	1N4BA41E27C821168
1982	LINCOLN	MARK	MD	8149L8	1MRBP96F3CY661240
2003	BMW	X5	VA	77548X	5UXFA53563LV74910
2004	NISSAN	MAXIMA	MD	6CR3969	1N4BA41E84C926695
2002	HYUNDAI	ELANTRA	MD	6DY2847	KMHDN45002U299664

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

2001	TOYOTA	AVALON	NJ	S97LEL	4T1BF28B91U188659
2004	BMW	745LI	MD	28502CJ	WBAGN63484DS47845

137158 (3-5)

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