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LEGALS

**NOTICE OF PUBLIC HEARING
ON THE
DRAFT SUBSTANTIAL AMENDMENT TO THE
PRINCE GEORGE'S COUNTY
FISCAL YEAR (FY) 2025 ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT**

Date: Tuesday, October 8, 2024
Time: 10:00 A.M.

Location: Council Hearing Room, Wayne K. Curry
Administration Building
1301 McCormick Drive, Largo, MD 20774
<https://pgccouncil.us/303/County-Council-Video>

*Please check the Prince George's County Council website at <https://pgccouncil.us/> and/or the link above for updates on the date, time, agenda and an opportunity to comment.

The purpose of this Substantial Amendment to the FY 2025 Annual Action Plan is to include new Community Development Block Grant (CDBG) Program activities for Program Year (PY) 49R, as identified below:

Proposed CDBG Program funded project(s):

• Affordable Housing	\$204,782.00
• Public Facilities & Infrastructure	\$615,819.00
Total:	\$820,601.00

A copy of the amended FY 2025 Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, or can be mailed upon request by contacting DHCD at 301-883-6511.

The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note that **written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting.** Additionally, written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration to speak at the public hearing should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

Sign Language for the hearing impaired and interpretive services can be made available upon reasonable request to DHCD. To request these services, contact DHCD at (301) 883-6511 or TTY (301) 883-5428. Additionally, accommodations for disabled persons and visually impaired persons may be available upon reasonable notice to the Clerk of the Council.

For additional information regarding the Substantial Amendment to the FY 2025 Annual Action Plan contact: Shirley E. Grant, SEGrant@co.pg.md.us.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: September 19, 2024

147976 (9-19)

LEGALS

**NOTICE OF PUBLIC HEARING
ON THE
PRINCE GEORGE'S COUNTY
DRAFT SUBSTANTIAL AMENDMENT
TO THE
FISCAL YEAR (FY) 2025 ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT**

Date: Tuesday, October 8, 2024
Time: 10:00 A.M.

Location: Council Hearing Room, Wayne K. Curry
Administration Building
1301 McCormick Drive, Largo, MD 20774
<https://pgccouncil.us/LIVE>

*Please check the Prince George's County Council website at <https://pgccouncil.us/> and/or the link above for updates on the date, time, agenda and an opportunity to comment.

The purpose of the Substantial Amendment to the FY 2025 Annual Action Plan is to include a new HOME Investment Partnerships (HOME) Program activity, as identified below.

Proposed HOME Program funded project(s):

• New Carrollton – Affordable – Phase 3 – 9%	\$2,750,000.00
Total:	\$2,750,000.00

A copy of the amended FY 2025 Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, or can be mailed upon request by contacting DHCD at 301-883-6511.

The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note that **written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting.** Additionally, written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration to speak at the public hearing should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

Sign Language for the hearing impaired and interpretive services can be made available upon reasonable request to DHCD. To request these services, contact DHCD at (301) 883-6511 or TTY (301) 883-5428. Additionally, accommodations for disabled persons and visually impaired persons may be available upon reasonable notice to the Clerk of the Council.

For additional information regarding the FY 2025 Annual Action Plan, please contact: Shirley E. Grant, SEGrant@co.pg.md.us.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: September 19, 2024

147978 (9-19)

LEGALS

**NOTICE OF PUBLIC HEARING
ON THE
PRINCE GEORGE'S COUNTY
DRAFT SUBSTANTIAL AMENDMENT
TO THE
FISCAL YEAR (FY) 2025 ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT**

Date: Tuesday, October 8, 2024
Time: 10:00 A.M.

Location: Council Hearing Room, Wayne K. Curry
Administration Building
1301 McCormick Drive, Largo, MD 20774
<https://pgccouncil.us/LIVE>

*Please check the Prince George's County Council website at <https://pgccouncil.us/> and/or the link above for updates on the date, time, agenda and an opportunity to comment.

The purpose of the Substantial Amendment to the FY 2025 Annual Action Plan is to include a new HOME Investment Partnerships (HOME) Program activity, as identified below.

Proposed HOME Program funded project(s):

• Pathway to Purchase	\$1,000,000.00
Total:	\$1,000,000.00

A copy of the amended FY 2025 Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, or can be mailed upon request by contacting DHCD at 301-883-6511.

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For additional information regarding the FY 2025 Annual Action Plan, please contact: Shirley E. Grant, SEGrant@co.pg.md.us.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: September 19, 2024

147980 (9-19)

LEGALS

**AVISO DE AUDIENCIA PÚBLICA
SOBRE EL PROYECTO DE MODIFICACIÓN SUSTANCIAL
DEL PLAN DE ACCIÓN ANUAL PARA EL AÑO
FISCAL (FY) 2025
DE VIVIENDA Y DESARROLLO COMUNITARIO
DEL CONDADO DE PRINCE GEORGE**

Fecha: martes 8 de octubre de 2024
Hora: 10:00 a. m.

Ubicación: Sala de audiencias del Consejo, edificio
administrativo Wayne K. Curry
1301 McCormick Drive, Largo, MD 20774
<https://pgccouncil.us/303/County-Council-Video>

*Consulte el sitio web del Consejo del Condado de Prince George en <https://pgccouncil.us/> o ingrese al enlace que figura arriba para acceder a las actualizaciones sobre la fecha, la hora, la programación y la manera de dar su opinión.

El propósito de la modificación sustancial del Plan de Acción Anual para el Año Fiscal (FY, en inglés) 2025 es incluir actividades nuevas correspondientes al Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG, en inglés) en el año 49R del programa, según se detalla a continuación:

Proyecto(s) propuesto(s) financiados por el Programa de CDBG:

• Viviendas asequibles	\$204,782.00
• Infraestructura y establecimientos públicos	\$615,819.00
Total:	\$820,601.00

Se puede obtener una copia del Plan de Acción Anual para el Año Fiscal 2025 modificado en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) en 9200 Basil Court, Suite 306, Largo, Maryland 20774; en el sitio web del condado (<http://www.princegeorgescountymd.gov/1039/Plans-Reports>), o se puede solicitar al DHCD que envíe la copia por correo llamando al 301-883-6511.

El Consejo del Condado de Prince George se reunirá de manera presencial. Si desea registrarse para hablar o enviar comentarios o un testimonio escrito, ingrese al portal de comentarios electrónicos del Consejo en <https://pgccouncil.us/Speak>. Tenga en cuenta que **los comentarios escritos se deben enviar antes de las 3:00 p. m. del día ANTERIOR a la reunión.** Además, solo se aceptarán testimonios o comentarios escritos en formato electrónico, no enviados por correo postal. Aquellas personas que no puedan acceder al portal, pueden enviar los comentarios o la correspondencia escrita por correo electrónico a clerkofthecouncil@co.pg.md.us o por fax al (301) 952-5178.

La inscripción para hablar en la audiencia pública se debe realizar antes de las 3:00 p. m. del día ANTERIOR a la reunión. No se aceptarán testimonios ni comentarios a través de redes sociales ni por teléfono o mensaje de voz.

El DHCD ofrece servicios de lengua de señas para personas con discapacidades auditivas y de interpretación si se lo solicita en tiempo y forma. Para solicitar estos servicios, comuníquese con el DHCD al (301) 883-6511 o al teletipo (301) 883-5428. Además, se pueden proporcionar adaptaciones para personas con discapacidades y personas con problemas visuales si se notifica en tiempo y forma al secretario del Consejo.

Para obtener información adicional sobre la Modificación Sustancial del Plan de Acción Anual para el Año Fiscal 2025, comuníquese con Shirley E. Grant a SEGrant@co.pg.md.us.

El Condado de Prince George promueve activamente la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacional, discapacidad o estado familiar en lo que respecta a la admisión o el acceso a los beneficios de programas o actividades.

Autoridad competente:
Aspasia Xypolia, directora
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 19 de septiembre de 2024

147977 (9-19)

LEGALS

**AVISO DE AUDIENCIA PÚBLICA
EN EL CONDADO DE PRINCE GEORGE
PROYECTO DE ENMIENDA SUSTANCIAL
PARA EL PLAN DE ACCIÓN ANUAL
DEL AÑO FISCAL 2025
PARA LA VIVIENDA Y EL DESARROLLO COMUNITARIO**

Fecha: martes 8 de octubre de 2024
Hora: 10:00 a. m.

Ubicación: Council Hearing Room, Wayne K. Curry
Administration Building
1301 McCormick Drive, Largo, MD 20774
<https://pgccouncil.us/LIVE>

*Consulte el sitio web del Consejo del condado de Prince George en <https://pgccouncil.us/> o en el enlace que figura anteriormente para obtener actualizaciones sobre la fecha, la hora y la programación, y poder comentar.

El propósito de la enmienda sustancial para el plan de acción anual del año fiscal 2025 es incluir una nueva actividad del Programa de Asociaciones para Inversiones en Vivienda (HOME), como se identifica a continuación.

Proyectos propuestos financiados por el Programa HOME:

• New Carrollton: asequible, fase 3, 9 %	\$2,750,000.00
Total:	\$2,750,000.00

Puede obtener una copia del plan de acción anual enmendado para el año fiscal 2025 en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) ubicado en 9200 Basil Court, Suite 306, Largo, Maryland 20774 o en el sitio web del condado en <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, o puede recibirlo por correo a pedido comunicándose con el DHCD al 301-883-6511.

El Consejo del condado de Prince George se reunirá en persona. Para registrarse y hablar o enviar comentarios o testimonios por escrito, utilice el portal de comentarios electrónicos del Consejo en: <https://pgccouncil.us/Speak>. Tenga en cuenta que **los comentarios escritos deben enviarse antes de las 3:00 p. m. del día ANTERIOR a la reunión.** Además, se aceptarán testimonios o comentarios escritos en formato electrónico, en lugar de enviarlos por el correo postal de los Estados Unidos. Las personas que no puedan utilizar el portal, pueden enviar los comentarios o la correspondencia escrita por correo electrónico a clerkofthecouncil@co.pg.md.us o por fax al (301) 952-5178.

La inscripción para hablar en la audiencia pública se debe completar antes de las 3:00 p. m. del día ANTERIOR a la reunión. No se aceptarán testimonios ni comentarios a través de redes sociales ni por teléfono o mensaje de voz.

Puede solicitar servicios de lengua de señas para personas con discapacidades auditivas y servicios de interpretación mediante una solicitud razonable al DHCD. Para solicitar estos servicios, comuníquese con el DHCD al (301) 883-6511 o TTY (301) 883-5428. Además, se podrán proporcionar adaptaciones para personas con discapacidades y personas con problemas visuales mediante un aviso razonable al secretario del Consejo.

Para obtener información adicional sobre el plan de acción anual para el año fiscal 2025, comuníquese con Shirley E. Grant a través de SEGrant@co.pg.md.us.

El condado de Prince George promueve expresamente la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacionalidad, discapacidad ni condición familiar en la admisión o el acceso a beneficios en programas o actividades.

Con la autorización de:
Aspasia Xypolia, directora
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 19 de septiembre de 2024

147979 (9-19)

LEGALS

**AVISO DE AUDIENCIA PÚBLICA
EN EL CONDADO DE PRINCE GEORGE
PROYECTO DE ENMIENDA SUSTANCIAL
PARA EL PLAN DE ACCIÓN ANUAL
DEL AÑO TRIBUTARIO 2025
PARA LA VIVIENDA Y EL DESARROLLO COMUNITARIO**

Fecha: martes, 8 de octubre de 2024
Hora: 10:00 a. m.

Ubicación: Council Hearing Room, Wayne K. Curry
Administration Building
1301 McCormick Drive, Largo, MD 20774
<https://pgccouncil.us/LIVE>

*Consulte el sitio web del Consejo del condado de Prince George en <https://pgccouncil.us/> o en el enlace que figura anteriormente para obtener actualizaciones sobre la fecha, la hora y la programación, y poder comentar.

El propósito de la enmienda sustancial para el plan de acción anual del año tributario 2025 es incluir una nueva actividad del Programa de Asociaciones para Inversiones en Vivienda (HOME), como se identifica a continuación.

Proyectos propuestos financiados por el Programa HOME:

• Pathway to Purchase	\$1,000,000.00
Total:	\$1,000,000.00

Puede obtener una copia del plan de acción anual enmendado para el año tributario 2025 en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) ubicado en 9200 Basil Court, Suite 306, Largo, Maryland 20774 o en el sitio web del condado en <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, o puede recibirlo por correo si se comunica con el DHCD al 301-883-6511 y lo solicita.

El Consejo del condado de Prince George se reunirá en persona. Para registrarse y hablar o enviar comentarios o testimonios por escrito, utilice el portal de comentarios electrónicos del Consejo en: <https://pgccouncil.us/Speak>. Tenga en cuenta que **los comentarios escritos deben enviarse antes de las 3:00 p. m. del día ANTERIOR a la reunión.** Además, se aceptarán testimonios o comentarios por escrito en formato electrónico, en lugar de por correo postal. Las personas que no puedan utilizar el portal, pueden enviar los comentarios o la correspondencia escrita por correo electrónico a clerkofthecouncil@co.pg.md.us o por fax al (301) 952-5178.

La inscripción para hablar en la audiencia pública se debe completar antes de las 3:00 p. m. del día ANTERIOR a la reunión. No se aceptarán testimonios ni comentarios a través de redes sociales ni por teléfono o mensaje de voz.

Puede solicitar servicios de lengua de señas para personas con discapacidades auditivas y servicios de interpretación mediante una solicitud razonable al DHCD. Para solicitar estos servicios, comuníquese con el DHCD al (301) 883-6511 o TTY (301) 883-5428. Además, se podrán proporcionar adaptaciones para personas con discapacidades y personas con problemas visuales mediante un aviso razonable al secretario del Consejo.

Para obtener información adicional sobre el plan de acción anual para el año tributario 2025, comuníquese con Shirley E. Grant a través de SEGrant@co.pg.md.us.

El condado de Prince George promueve expresamente la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacionalidad, discapacidad ni condición familiar en la admisión o el acceso a beneficios en programas o actividades.

Con la autorización de:
Aspasia Xypolia, directora
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 19 de septiembre de 2024

147981 (9-19)

*The
Prince George's Post
Newspaper*

Call

301-627-0900

or

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301-627-6260

*Have a
Wonderful
and Safe
Weekend*

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

14330 MARLBOROUGH LANE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Bonita L. Hailey, dated February 15, 2007, and recorded in Liber 27388, re-recorded in 30562 at folio 43, re-recorded at 411 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

OCTOBER 8, 2024
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 \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.25% 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. 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 # 22-600886)

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

147936 (9-19-9-26,10-3)



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

6501 CIPRIANO ROAD
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Lolita Peterson, dated November 30, 2005, and recorded in Liber 24444 at folio 552 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

OCTOBER 1, 2024
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 \$7,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. 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 # 24-600387)

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

147899 (9-12,9-19,9-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

Improved by premises known as

4505 38th Street, Brentwood, MD 20722-1016

By virtue of the power and authority contained in a Deed of Trust from BARBARA ARLENE MALAY, dated September 13, 1996 and recorded in Liber 11023 at Folio 258 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, SEPTEMBER 27, 2024

3:05 P.M.

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

The North 45 foot front by full depth thereof of Lot numbered Twenty-Four (24), in the subdivision known as "DR. S. A. CZARRA'S ADDITION TO BRENTWOOD", as per plat recorded in Plat Book JW5 5, at Plat 690A-11, among the Land Records of Prince George's County, Maryland. (17th Election District) which has the address of 4505 38TH STREET BRENTWOOD, MARYLAND 20722.

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

TERMS OF SALE: A deposit of \$6,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.500% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN and ERICA T. DAVIS
Substitute Trustees, by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A000580

147897 (9-12,9-19,9-26)

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11248 HANNAH WAY UNIT # 8
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated November 21, 2016 and recorded in Liber 38937, Folio 319, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$172,873.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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

OCTOBER 1, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al., Sub. Trustees
Substitute Trustees

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

147902 (9-12,9-19,9-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

Improved by premises known as

609 Cover Lane, Accokeek, MD 20607

By virtue of the power and authority contained in a Deed of Trust from MARY M. WRIGHT, dated May 21, 2010 and recorded in Liber 31786 at Folio 599 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, SEPTEMBER 27, 2024

3:10 P.M.

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

LOT 17, BLOCK B, IN THE SUBDIVISION KNOWN AS "PLAT ONE MANOKEEK", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND IN PLAT BOOK VJ 189, AT PLAT 1

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

TERMS OF SALE: A deposit of \$17,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 5.250% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
and ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A000560

147898 (9-12,9-19,9-26)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7709 GREYMONT STREET
LANDOVER, MD 20785

By authority contained in a Deed of Trust dated April 20, 2007 and recorded in Liber 28422, Folio 724, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$158,000.00, and an interest rate of 8.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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

OCTOBER 1, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,900.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al., Sub. Trustees
Substitute Trustees

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147903 (9-12,9-19,9-26)

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DRIVERS PLEASE REMEMBER:

B E AWARE

U STAY ALERT

S O KIDS DON'T GET HURT