

**LEGALS**

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Randall J. Rolls  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
vs.  
Adrienne P. Shaw  
1910 Gaither Street  
Temple Hills, MD 20748  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 12-32749**

Notice is hereby given this 17th day of July, 2013, 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 19th day of August, 2013, 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 19th day of August, 2013.

The Report of Sale states the amount of the foreclosure sale price to be \$347,913.69. The property sold herein is known as 1910 Gaither Street, Temple Hills, MD 20748.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
107523 (7-25,8-1,8-8)

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

**In The Estate Of:**  
**SHIRLEY JEAN WOLFE**  
Estate No.: 93864

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a Petition has been filed by HENRY H. RICHARDSON for Judicial Probate and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **August 27, 2013 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  
107526 (7-25,8-1)

**NOTICE**

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

Michael L Roberts  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
CIVIL NO. CAE 12-02554

ORDERED, this 16th day of July, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9917 Gay Drive, 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 16th day of August, 2013, 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 16th day of August, 2013 next.  
The report states the amount of sale to be \$358,662.62.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
107520 (7-25,8-1,8-8)

**NOTICE**

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

Maria Y Russell Jenkins  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
CIVIL NO. CAE 12-19477

ORDERED, this 17th day of July, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1341 Karen Boulevard, #203, Capitol Heights, Maryland 20743 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 19th day of August, 2013, 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 19th day of August, 2013 next.  
The report states the amount of sale to be \$231,266.68.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
107521 (7-25,8-1,8-8)

**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 08/12/2013. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. \$1,000.00 (one-thousand dollars) CASH Deposit required before bidding. 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#6585T, 1969 MARLETTE MOBILE HOME  
VIN# 81575  
WAYSON'S MOBILE COURT  
125A MAIN STREET  
LOTHIAN

LOT#6711, 2003 BMW 525I  
VIN# WBADT43403GY99479  
AAMCO TRANSMISSIONS  
3501 POHANKA PL  
MARLOW HEIGHTS

LOT#6720, 2002 HYUNDAI ACCENT  
VIN# KMHCG35C22U192106  
AIRPARK AUTO CENTER  
70 CESSNA CT  
GAITHERSBURG

LOT#6733, 1999 VOLVO S80  
VIN# YV1TS97D6X1048430  
JOEVIC AUTO SERVICE  
1510 WHITELOCK ST  
BALTIMORE

LOT#6735, 1987 BUICK GRAND NATIONAL  
VIN# 1G4GJ1175HP437276  
PARADISE AUTO SERVICE  
15246 PRINCE FREDERICK RD  
HUGHESVILLE

LOT#6736, 2005 CHEVROLET 3500  
VIN# 1GCJK33245F908310  
ADRIANO'S AUTO SERVICE  
8065 CRYDEN WAY  
FORESTVILLE

LOT#6737, 2002 SUBARU FORESTER  
VIN# 1F1SF6562H758398  
BISHOP'S AUTO DETAILING  
9595 LYNNBUFF CT  
LAUREL

LOT#6738, 2003 NISSAN FRONTIER  
VIN# 1N6ED29Y63C466675  
BISHOP'S AUTO DETAILING  
9595 LYNNBUFF CT  
LAUREL

LOT#6739, 2002 ACURA 3.2CL  
VIN# 19UYA42672A005669  
MASTERPIECES AUTO CENTER  
11311 SOMERSET AVE #B  
BELTSVILLE

LOT#6743, 2008 SATURN AURA  
VIN# 1G8ZV57768F190575  
AAMCO TRANSMISSIONS  
3501 POHANKA PL  
MARLOW HEIGHTS

LOT#6742, 2003 LINCOLN NAVIGATOR  
VIN# 5LMFU28R13LJ30345  
AAMCO TRANSMISSIONS  
3501 POHANKA PL  
MARLOW HEIGHTS

LOT#6761T, 1978 TORCH MOBILE HOME  
VIN# 2FRDEN70143178  
BOONE'S ESTATES INC  
1091 MARLBORO RD  
LOTHIAN

LOT#6765T, 1977 SKYLINE HILLCREST MOBILE HOME  
VIN# 02110614AKBK  
BOONE'S ESTATES INC  
1091 MARLBORO RD  
LOTHIAN

LOT#6767T, 1973 GLEN MOBILE HOME  
VIN# S8064E  
LYON'S CREEK ESTATES  
1007 LOWER PINDELL RD  
LOTHIAN

**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**

107536 (7-25,8-1)

**LEGALS**

**NOTICE OF PUBLIC HEARING**

**THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEREBY GIVE NOTICE OF A JOINT PUBLIC HEARING CONCERNING THE PRELIMINARY EASTOVER/FOREST HEIGHTS/GLASSMANOR SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT**

Pursuant to Sections 21-105 and 21-216 of the Land Use Article of the Annotated Code of Maryland, and the provisions of Division 4, Part 3, and Part 13 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, the Prince George's County Council, sitting as the District Council, and the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission hereby give notice of a joint public hearing to receive testimony regarding the Preliminary Eastover/Forest Heights/Glassmanor Sector Plan and Proposed Sectional Map Amendment, including recommendations for land use to ensure future development is consistent with County policies, as well as related recommendations for the rezoning of land in order to implement the land use recommendations for properties within a plan area consisting of approximately 618 acres, including the Town of Forest Heights and the unincorporated areas known as Glassmanor and Eastover. The study area is generally bounded by Southern Avenue and the District of Columbia as a northwest boundary, Owens and Livingston Roads as the northeast boundary, Interstate 495/I-495 (Capital Beltway) as the southeast boundary, and the municipal boundary for the Town of Forest Heights as the southwest boundary. This public hearing is part of a process leading to the approval of the sector plan and sectional map amendment that will replace portions of The Approved Master Plan and Sectional Map Amendment for The Heights & Vicinity Planning Area 76A and the 2002 Prince George's County Approved General Plan, and certain other functional master plans.

If you intend to participate in the master plan process by in-person testimony at the public hearing, filing a statement in the official record, or submitting other similar communication to a member of the District Council or Planning Board, and your intent is to request or support intensifying the zone or land use classification applicable to your property, you must complete and return an affidavit in accordance with Maryland Annotated Code, State Government Article §15-829 through 15-835, prior to the close of business on Friday, August 23, 2013. Failure to timely file an affidavit(s) may delay or prohibit consideration of your zoning or land use request. Affidavit forms are available online at:

<http://ethics.gov.state.md.us/pages/local%20government.htm>

PUBLIC HEARING DATE/TIME: Monday, September 23, 2013  
7:00 p.m. (Doors will open at 6:00 p.m.)

PUBLIC HEARING LOCATION: Council Hearing Room  
First Floor, County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

PURPOSE OF PUBLIC HEARING: To give all interested persons the opportunity to express their views concerning the Preliminary Sector Plan and Proposed Sectional Map Amendment.

Individuals and representatives of community organizations who wish to speak at the joint hearing may register in advance online at:

[http://www.pgplanning.org/Planning\\_Board/Testify\\_at\\_Hearings.htm](http://www.pgplanning.org/Planning_Board/Testify_at_Hearings.htm)

or by calling 301-952-4584, TTY 301-952-4366.

The Preliminary Eastover/Forest Heights/Glassmanor Plan and Proposed Sectional Map Amendment can be viewed online at <http://www.pgplanning.org/Eastover.html>. Copies of the document are also available at no cost at the following locations:

- M-NCPPC Planning Information Services, County Administration Building, Lower Level, Upper Marlboro, Maryland 20772
- Oxon Hill Library, 6200 Oxon Hill Rd., Oxon Hill, MD 20745
- Forest Heights Municipal Building, 5508 Arapahoe Drive, Forest Heights, MD 20745

**YOU MAY REGISTER TO SPEAK IN ADVANCE ONLINE AT [http://www.pgplanning.org/Planning\\_Board/Testify\\_at\\_Hearings.htm](http://www.pgplanning.org/Planning_Board/Testify_at_Hearings.htm) or contact THE M-NCPPC PUBLIC AFFAIRS OFFICE AT 301-952-4584 or 301-952-4366/ TTY.**

**IMPORTANT NOTICE TO RESIDENTS, BUSINESS AND PROPERTY OWNERS:**

The hearing is important to persons owning land in the area because the Plan establishes policies, which will help define the type, amount, character and location of future development. Approval of a new Sectional Map Amendment could result in rezoning of your property, which could then affect your property values and your tax liability.

- Individual speakers and representatives from a group or groups will be limited to three (3) minutes. Persons desiring to speak may register in advance or register at the hearing.

- Written testimony and/or exhibits will be accepted in lieu of, or in addition to, oral testimony. E-mails or faxes will not be considered, unless followed by an original mailed to the Clerk of the Council.

- Until the close of the record, at least fifteen days after the public hearing, or the close of business **October 8, 2013**, written comments may be submitted to: Clerk of the Council, County Administration Building, Room 2198; 14741 Governor Oden Bowie Drive; Upper Marlboro, Maryland 20772. However, if you intend to request or support a land use or zone intensification for your property, you must file the required affidavit by the **August 23, 2013 due date.**

For further information, please contact Karen Buxbaum, Project Manager, M-NCPPC, Community Planning Division at 301-952-4363, e-mail [karen.buxbaum@ppd.mncppc.org](mailto:karen.buxbaum@ppd.mncppc.org), or visit the project website at: <http://www.pgplanning.org/Eastover.html>

BY ORDER OF THE COUNTY COUNCIL,  
SITTING AS THE DISTRICT COUNCIL,  
PRINCE GEORGE'S COUNTY, MARYLAND  
Andrea C. Harrison, Chair

ATTEST:  
Redis C. Floyd  
Clerk of the Council

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
By: Patricia Colihan Barney  
Executive Director

ATTEST:  
Joe Zimmerman  
Secretary-Treasurer  
107613 (8-1,8-8)

**LEGALS**

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs  
vs.  
Baltimore Coreas  
Marleya Bonilla  
9103 Alcona Street  
Lanham, MD 20706  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 13-04904**

Notice is hereby given this 26th day of July, 2013, 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 26th day of August, 2013, 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 26th day of August, 2013.

The Report of Sale states the amount of the foreclosure sale price to be \$250,245.96. The property sold herein is known as 9103 Alcona Street, Lanham, MD 20706.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
107642 (8-1,8-8,8-15)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
Substitute Trustees  
Plaintiffs  
vs.

CINDY ELAINE NUSEN  
ROSA AMANDA DE CHAVEZ  
15421 Symondsburry Way  
Upper Marlboro, MD 20774  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil No. CAE 13-04919**

Notice is hereby given this 26th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15421 Symondsburry Way, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 26th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$497,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
107641 (8-1,8-8,8-15)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF KATHRYN F BOILEAU

Notice is given that Donna Tickel whose address is 914 Perry Landing Court, Annapolis, MD 21401 was on July 11, 2013 appointed personal representative of the small estate of Kathryn F Boileau who died on June 1, 2013 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 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 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 claim will be barred unless the creditor presents the claims within thirty days from the mailing or other delivery of the notice.  
Any claim not presented or filed within that time, or any extension provided by law, is unenforceable thereafter.

DONNA TICKEL  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20772  
Estate No.94031  
107619 (8-1)

**NOTICE**

Carrie M. Ward, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
Substitute Trustees  
Plaintiffs  
vs.

JEBEL ABA-MECHA  
6011 Emerson Street, Unit #308  
Bladensburg, MD 20710  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil No. CAE 13-03914**

Notice is hereby given this 26th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6011 Emerson Street, Unit #308, Bladensburg, MD 20710 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 26th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$35,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
107643 (8-1,8-8,8-15)

**NOTICE**

Carrie M. Ward, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
Substitute Trustees  
Plaintiffs  
vs.

RALPH R DOUGLAS AKA RALPH R. DOUGLASS  
TERESA DOUGLAS AKA TERESA REYNOLDS-DOUGLAS  
AKA THERESA REYNOLDS-DOUGLAS  
5515 Farragut Street  
Hyattsville, MD 20781  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil No. CAE 13-04983**

Notice is hereby given this 26th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5515 Farragut Street, Hyattsville, MD 20781 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 26th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$271,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
107640 (8-1,8-8,8-15)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIE CAROL NEAS

Notice is given that Kenneth A Neas whose address is 1645 Havre De Grace Drive, Edgewater, MD 21037 was on July 25, 2013 appointed personal representative of the estate of Marie Carol Neas who died on July 16, 2013 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 25th day of January, 2014.

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.

KENNETH A NEAS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20772  
Estate No.94146  
107630 (8-1,8-8,8-15)

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**Call 301 627 0900**  
**Email [bboice@pgpost.com](mailto:bboice@pgpost.com)**

**LEGALS**

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

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

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

**Improved by premises known as**

**13200 Harrison Avenue, Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from Daron Odum aka Daron L. Odum, dated January 20, 2006, and recorded in Liber 24543 at folio 401 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, on

**AUGUST 6, 2013  
AT 9:05 AM**

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

LOT NUMBERED TWO (2) IN BLOCK NUMBERED FIVE (5), IN A SUBDIVISION KNOWN AS "FORT WASHINGTON FOREST", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND IN PLAT BOOK WWW 27 AT PLAT 67. SAVING AND EXCEPTING THAT PART OF SAID LOT CONVEYED TO FORT WASHINGTON WATER COMPANY, A MARYLAND CORPORATION, BY DEED DATED SEPTEMBER 5, 1958, AND RECORDED IN DEED BOOK 2267 AT PAGE 589, AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND LEAVING AN AREA OF 23,323 SQUARE FEET.

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 8% 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, 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.

**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

107354 (7-18,7-25,8-1)

**LEGALS**

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

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

**Improved by premises known as**

**5403 Nancy Lee Lane, Upper Marlboro, Maryland 20772**

By virtue of the power and authority contained in a Deed of Trust from Darlinda K Gilbert, dated March 17, 2006, and recorded in Liber 24845 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, on

**AUGUST 6, 2013  
AT 9:07 AM**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED ONE HUNDRED THIRTEEN (113), IN BLOCK LETTERED "B", AS SHOWN ON A PLAT ENTITLED, "PLAT NINE, MELWOOD PARK, LOTS 19-50 & 106-139, PARCEL E, BLOCK "B", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ 172, PLAT NO. 1. THE IMPROVEMENTS THEREON BEING KNOWN AS 5403 NANCY LEE LANE, UPPER MARLBORO, MARYLAND 20772.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% 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, 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.

**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

107352 (7-18,7-25,8-1)

**LEGALS**

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

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

**Improved by premises known as**

**16406 Edgepark Court, Bowie, Maryland 20716**

By virtue of the power and authority contained in a Deed of Trust from Sabrina R Evans, William E Evans and Derrick C Evans, dated July 24, 2008, and recorded in Liber 30188 at folio 081 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, on

**AUGUST 20, 2013  
AT 9:16 AM**

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

BEING KNOWN AND DESIGNATED AS LOT NO. 28 IN BLOCK "C" IN THE SUBDIVISION KNOWN AS "PLAT FIVE, LOTS 5 THRU 16 & LOTS 55 THRU 60 & PARCEL A, BLOCK B AND LOTS 1 THRU 30, BLOCK C, COVINGTON," WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 152 AT PLAT NO. 35.

THE IMPROVEMENTS THEREON BEING KNOWN AS 16406 EDGE PARK COURT, BOWIE, MARYLAND.

TAX ACCOUNT NO. 07-0737320.

BEING THE SAME PROPERTY CONVEYED BY DEED DATED MARCH 8, 2004 AND RECORDED IN LIBER 19331 AT FOLIO 585.

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 \$41,000.00 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 8% 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, 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.

**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

107555 (8-1,8-8,8-15)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**7605 LOTUS CT.  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated May 25, 2006 and recorded in Liber 25770, Folio 423 among the Land Records of Prince George's Co., MD, with an original principal balance of \$195,000.00 and an original interest rate of 2.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 20, 2013 AT 10:54 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

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

107566 (8-1,8-8,8-15)

**LEGALS**

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

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

**Improved by premises known as**

**1438 Potomac Heights Drive, Fort Washington, Maryland 20744**

By virtue of the power and authority contained in a Deed of Trust from Toni E Johnson, dated December 11, 2006, and recorded in Liber 26962 at folio 260 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, on

**AUGUST 20, 2013  
AT 9:12 AM**

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

CONDOMINIUM UNIT NUMBERED ONE HUNDRED FIFTY-FOUR (154) IN THE "PINWOOD HILL CONDOMINIUM", SECTION FIVE", AS ESTABLISHED PURSUANT TO A CONDOMINIUM MASTER DEED MADE BY POTOMAC HEIGHTS ASSOCIATES, DATED DECEMBER 1, 1971, AND RECORDED DECEMBER 14, 1974, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 4023 AT FOLIO 350, AND PURSUANT TO THE PLAT FOR PINWOOD HILL CONDOMINIUM DESCRIBED IN SAID MASTER DEED RECORDED AMONG THE SAID LAND RECORDS IN PLAT BOOK WWW53 AT PLATS 69 THROUGH 72, INCLUSIVE. BEING LOCATED IN THE 12TH ELECTION DISTRICT OF SAID COUNTY. PROPERTY ADDRESS KNOWN AS 1438 POTOMAC HEIGHTS DRIVE, FORT WASHINGTON, MD 20744.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% 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, 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.

**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

107552 (8-1,8-8,8-15)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**20200 AQUASCO RD.  
AQUASCO, MD 20608**

Under a power of sale contained in a certain Deed of Trust dated October 30, 2002 and recorded in Liber 16755, Folio 5 among the Land Records of Prince George's Co., MD, with an original principal balance of \$130,000.00 and an original interest rate of 8.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 20, 2013 AT 10:56 AM**

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

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

Terms of Sale: A deposit of \$13,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Pratima Lele, Tayyaba C. Monto, Joshua Coleman,  
Substitute Trustees

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

107567 (8-1,8-8,8-15)

**LEGALS**

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

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

Improved by premises known as  
4808 Medora Drive, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Estate of Easter Mae Mitchell, dated April 14, 2003, and recorded in Liber 17581 at folio 120 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, on

**AUGUST 13, 2013  
AT 9:12 AM**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TEN (10) IN BLOCK LETTERED "B" IN A SUBDIVISION KNOWN AS "BURGESS ADDITION TO CROSIER GARDENS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 25 AT PLAT 43 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON NOW KNOWN AS 4808 MEDORA DRIVE, SUITLAND, MD 20746.

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 8% 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, 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.

**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

107535 (7-25,8-1,8-8)

**LEGALS**

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

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

Improved by premises known as  
3221 Beaumont Street, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Chandra B Mobley, dated September 9, 2011, and recorded in Liber 33017 at folio 157 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, on

**AUGUST 13, 2013  
AT 9:02 AM**

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

BEING KNOWN AND DESIGNATED AS LOT NINE (9) IN BLOCK LETTERED "C" IN A SUBDIVISION KNOWN AS "ADDITION TO DEER PARK HEIGHTS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK W.W.W. 22 AT PLAT 73 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 12TH ELECTION DISTRICT OF SAID COUNTY.

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 8% 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, 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.

**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

107534 (7-25,8-1,8-8)

**LEGALS**

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

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

Improved by premises known as  
11511 Trillum Street, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Akin Kujore and Isaac Akintola, dated April 23, 2010, and recorded in Liber 31638 at folio 027 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, on

**AUGUST 13, 2013  
AT 9:01 AM**

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

BEING KNOWN AND DESIGNATED AS LOT THREE (3), BLOCK LETTERED "D" AS SHOWN ON PLAT SUBDIVISION ENTITLED "PLAT FOUR. SECTION TWO, CANTERBURY ESTATES AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 127 AT PLAT NO 63. WHICH HAS AN ADDRESS OF 11511 TRILLUM STREET, BOWIE, MD 20721.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% 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, 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.

**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

107462 (7-25,8-1,8-8)

*The  
Prince George's Post*

*Call 301-627-0900*

*or*

*Fax 301-627-6260*

**Have a Very Safe Weekend**

**And Remember,**

**Don't Drink and Drive!**



**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**10411 ANGORA DR.  
CHELTENHAM, MD 20623**

Under a power of sale contained in a certain Deed of Trust dated December 6, 2006 and recorded in Liber 26606, Folio 371 among the Land Records of Prince George's Co., MD, with an original principal balance of \$235,000.00 and an original interest rate of 7.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 20, 2013 AT 10:57 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

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

107568 (8-1,8-8,8-15)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**6917 100TH AVE.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated December 19, 2006 and recorded in Liber 26985, Folio 464 among the Land Records of Prince George's Co., MD, with an original principal balance of \$296,000.00 and an original interest rate of 7.35% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 6, 2013 AT 10:59 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 \$33,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

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

107410 (7-18,7-25,8-1)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**3103 SOUTHERN AVE., UNIT #21  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated July 7, 2006 and recorded in Liber 25774, Folio 137 among the Land Records of Prince George's Co., MD, with an original principal balance of \$92,000.00 and an original interest rate of 7.62500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 6, 2013 AT 10:56 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit No. 3103-21, Phase II, "Kings Crossing Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$10,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Pratima Lele, Tayyaba C. Monto, Joshua Coleman,  
Substitute Trustees

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

107407 (7-18,7-25,8-1)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**10302 RICHMANOR PL.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated September 20, 2007 and recorded in Liber 28834, Folio 685 among the Land Records of Prince George's Co., MD, with an original principal balance of \$417,000.00 and an original interest rate of 7.50000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 6, 2013 AT 11:00 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 \$41,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

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

107411 (7-18,7-25,8-1)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**5416 85TH AVE., UNIT #2  
HYATTSVILLE A/R/T/A NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated October 2, 2007 and recorded in Liber 28920, Folio 694 among the Land Records of Prince George's Co., MD, with an original principal balance of \$154,500.00 and an original interest rate of 2.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 6, 2013 AT 10:57 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit number 5416-T2 in the subdivision known as "Carrollan Gardens, a 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Pratima Lele, Tayyaba C. Monto, Joshua Coleman,  
Substitute Trustees

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

107408 (7-18,7-25,8-1)

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**1127 WESTVIEW TERR., UNIT #1127  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated September 7, 2005 and recorded in Liber 23255, Folio 359 and re-recorded in Liber 31487, Folio 11 among the Land Records of Prince George's Co., MD, with an original principal balance of \$150,000.00 and an original interest rate of 6.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 6, 2013 AT 11:01 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Numbered 1127 in a horizontal property regime known as "Westview Terrace Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$19,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

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

107412 (7-18,7-25,8-1)

**THE PRINCE GEORGE'S POST**

**Call 301-627-0900 \* Fax 301-627-6260**

**LEGALS**

**NOTICE**

Carrie M. Ward, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees  
Plaintiffs

vs.

ELISIO IGNACIO  
2013 Ruatan Street  
Hyattsville, MD 20783

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE 13-02455

Notice is hereby given this 17th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2013 Ruatan Street, 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 19th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$153,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107513 (7-25,8-1,8-8)

**NOTICE**

Carrie M. Ward, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees  
Plaintiffs

vs.

KADIDJA S HINDS  
7527 Riverdale Road, Unit #1822  
Hyattsville, MD 20784

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE 13-03823

Notice is hereby given this 17th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7527 Riverdale Road, Unit #1822, Hyattsville, MD 20784 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$136,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107514 (7-25,8-1,8-8)

**LEGALS**

**NOTICE**

Carrie M. Ward, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees  
Plaintiffs

vs.

GLENICE R. WEBSTER  
4915 66th Avenue  
Hyattsville, MD 20784

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE 13-00446

Notice is hereby given this 16th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4915 66th Avenue, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 16th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$144,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107516 (7-25,8-1,8-8)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees  
Plaintiffs

vs.

ERIC R. CLARK  
1127 Quo Avenue  
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE 13-08004

Notice is hereby given this 19th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1127 Quo Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$150,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107505 (7-25,8-1,8-8)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**11590 OLD BALTIMORE PIKE  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated June 7, 2006 and recorded in Liber 25579, Folio 392 among the Land Records of Prince George's Co., MD, with an original principal balance of \$221,000.00 and an original interest rate of 5.62500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 20, 2013 AT 10:58 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Pratima Lele, Tayyaba C. Monto, Joshua Coleman,  
Substitute Trustees

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

107569 (8-1,8-8,8-15)

**LEGALS**

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees  
Plaintiffs

vs.

TAMI B. SMITH AKA  
TAMI BRASFIELD SMITH  
AKA TAMI MARIE BRASFIELD  
ADRIAN SMITH AKA  
ADRIAN ZEKIEL SMITH  
8215 Dellwood Court  
Lanham-Seabrook, MD 20706

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE 11-17246

Notice is hereby given this 19th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8215 Dellwood Court, Lanham-Seabrook, 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 19th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$158,100.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107504 (7-25,8-1,8-8)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees  
Plaintiffs

vs.

BEVERLY S. JACKSON AKA  
BEVERLY ANN STATON  
JACKSON  
MICHAEL G. JONES AKA  
MICHAEL GENE JONES  
9903 Poplar Street  
Lanham, MD 20706

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE 13-05070

Notice is hereby given this 19th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9903 Poplar Street, 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 19th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$338,090.50.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107503 (7-25,8-1,8-8)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees  
Plaintiffs

vs.

JOHN H. HARLAN  
PATSY A. HARLAN  
9004 Florin Way  
Upper Marlboro, MD 20772

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE 13-04136

Notice is hereby given this 17th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9004 Florin Way, 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 19th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$264,654.40.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107506 (7-25,8-1,8-8)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees  
Plaintiffs

vs.

BARBARA J. COOPER  
CLAUDE G. DUVALL  
4609 Heath Street  
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE11-38117

Notice is hereby given this 16th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4609 Heath Street, Capitol Heights, MD 20743 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 16th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$268,771.93.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107507 (7-25,8-1,8-8)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**6919 SHEPHERD ST.  
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated July 13, 2009 and recorded in Liber 30897, Folio 458 among the Land Records of Prince George's Co., MD, with an original principal balance of \$204,500.00 and an original interest rate of 5.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 20, 2013 AT 10:59 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Pratima Lele, Tayyaba C. Monto, Joshua Coleman,  
Substitute Trustees

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

107570 (8-1,8-8,8-15)

**NOTICE**

Carrie M. Ward, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees  
Plaintiffs

vs.

GINA NEWBILL  
DWAYNE NEWBILL  
10804 River Oaks Terrace  
Bowie, MD 20721-2355

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE 13-05036

Notice is hereby given this 19th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10804 River Oaks Terrace, Bowie, MD 20721-2355 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$229,500.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107508 (7-25,8-1,8-8)

**NOTICE**

Carrie M. Ward, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees  
Plaintiffs

vs.

ALBERTA B. MOFFITT  
ROBERT MOFFITT  
9006 Oxon Hill Road  
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE 13-07073

Notice is hereby given this 19th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9006 Oxon Hill 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 19th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$130,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107509 (7-25,8-1,8-8)

**NOTICE**

Carrie M. Ward, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees  
Plaintiffs

vs.

ELLIE CHRISTINA  
MOUNTANOS  
5407 Lanham Station Road  
Lanham, MD 20706

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE 13-07032

Notice is hereby given this 19th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5407 Lanham Station Road, 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 19th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$304,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107510 (7-25,8-1,8-8)

**NOTICE**

Carrie M. Ward, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees  
Plaintiffs

vs.

CLIFFORD A. BAKER  
MICHAEL C. GHIGLIERI  
15650 Indian Head Highway  
Accokeek, MD 20607

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland**  
Civil No. CAE 13-08002

Notice is hereby given this 18th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15650 Indian Head Highway, 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 19th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$246,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107512 (7-25,8-1,8-8)

**THE PRINCE GEORGE'S POST**

**Call 301-627-0900**

**Fax 301-62**



**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANGELA ONYEADOR  
MAYSON**

Notice is given that Samuel Mayson whose address is 13205 Thaxton Court, Upper Marlboro, MD 20774 was on July 11, 2013 appointed personal representative of the estate of Angela Onyeador Mayson who died on June 16, 2012 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 11th day of January, 2014.

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.

**SAMUEL MAYSON**  
Personal Representative

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

Estate No.94037  
107449 (7-18,7-25,8-1)

**NOTICE**

Jacob Geesing, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees  
Plaintiffs

vs.

VENICE D DUNTIN  
ZELMA DUNTIN AKA  
ZELME DUNTIN  
4208 75th Avenue  
Hyattsville, MD 20784

Defendant(s)

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

**Civil No. CAE 13-09744**

Notice is hereby given this 15th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4208 75th Avenue, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 15th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$63,500.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107450 (7-18,7-25,8-1)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JEANETTE E FRYE**

Notice is given that Marjorie F Russell whose address is 6404 Brook Jane Drive, Clinton, MD 20735 and Sharlene Williams whose address is 1101 E Street NE, Washington, DC 20002 was on July 5, 2013 appointed co-personal representatives of the estate of Jeanette E. Frye who died on June 23, 2013 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 5th day of January, 2014.

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.

**MARJORIE F. RUSSELL  
SHARLENE WILLIAMS**  
Co-Personal Representatives

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773

Estate No.93964  
107448 (7-18,7-25,8-1)

**NOTICE**

Carrie M. Ward, et al.  
4520 East West Highway, Suite 200  
Bethesda, MD 20814

Substitute Trustees  
Plaintiffs

vs.

HSUEH TAN LIAO  
SHAO JUNG YANG  
7005 Nightingale Court  
Lanham, MD 20706

Defendant(s)

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

**Civil No. CAE 13-03816**

Notice is hereby given this 9th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7005 Nightingale 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 9th day of August, 2013, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 9th day of August, 2013.

The report states the purchase price at the Foreclosure sale to be \$298,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107433 (7-18,7-25,8-1)

**LEGALS**

**NOTICE**

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

Plaintiffs

vs.

Kevin Jerome White  
Defendant

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

**CIVIL NO. CAE 12-32597**

ORDERED, this 9th day of July, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4600 Winterberry Lane, 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 9th day of August, 2013, 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 9th day of August, 2013 next.

The report states the amount of sale to be \$140,000.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107440 (7-18,7-25,8-1)

**NOTICE**

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

Plaintiffs

vs.

Leizel C. Soriano  
Defendant

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

**CIVIL NO. CAE 13-04012**

ORDERED, this 8th day of July, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5900 Southgate Drive, 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 8th day of August, 2013, 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 8th day of August, 2013 next.

The report states the amount of sale to be \$197,932.68.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107418 (7-18,7-25,8-1)

**NOTICE**

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

Plaintiffs

vs.

Sha-Shawna Wrenn and  
Bernard Wrenn Jr.  
Defendants

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

**CIVIL NO. CAE 13-07024**

ORDERED, this 16th day of July, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6214 Dimrill Court, 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 16th day of August, 2013, 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 16th day of August, 2013, next.

The report states the amount of sale to be \$138,600.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107452 (7-18,7-25,8-1)

**NOTICE**

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

Plaintiffs

vs.

Bernard Gibson  
Defendant

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

**CIVIL NO. CAE 12-16208**

ORDERED, this 10th day of July, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8407 Hillview Road, Hyattsville, Maryland 20785 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of August, 2013, 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 August, 2013 next.

The report states the amount of sale to be \$195,000.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107438 (7-18,7-25,8-1)

**NOTICE**

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

Plaintiffs

vs.

Tara Graves  
Defendant

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

**CIVIL NO. CAE 12-38837**

ORDERED, this 9th day of July, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3019 North Dale Court, Bowie, Maryland 20716 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 9th day of August, 2013, 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 9th day of August, 2013 next.

The report states the amount of sale to be \$129,600.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107439 (7-18,7-25,8-1)

**NOTICE**

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

Plaintiffs

vs.

Icelyn J. Carter-Ford  
Defendant

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

**CIVIL NO. CAE 13-03898**

ORDERED, this 8th day of July, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 612 60th Place, Fairmont Heights, Maryland 20743 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 8th day of August, 2013, 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 8th day of August, 2013 next.

The report states the amount of sale to be \$429,698.13.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107414 (7-18,7-25,8-1)

**NOTICE**

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

Plaintiffs

vs.

Ana B Rojas and  
Clara L Rojas  
Defendants

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

**CIVIL NO. CAE 13-02555**

ORDERED, this 16th day of July, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4110 Beall Street, Hyattsville, Maryland 20784 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 16th day of August, 2013, 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 16th day of August, 2013, next.

The report states the amount of sale to be \$118,800.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107409 (7-18,7-25,8-1)

**NOTICE**

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

Plaintiffs

vs.

Debra J. Chaney  
Defendant

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

**CIVIL NO. CAE 13-09897**

ORDERED, this 12th day of July, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14520 Marlborough Circle, 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 12th day of August, 2013, 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 August, 2013 next.

The report states the amount of sale to be \$128,193.83.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107436 (7-18,7-25,8-1)

**LEGALS**

**NOTICE**

MARTIN L. GOOZMAN and  
JEFFREY W. BERNSTEIN

Substitute Trustees

Plaintiffs

vs.

CARROLL R. CAMPBELL  
also known of record as  
Carroll R. Campbell, Jr.  
Defendants

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

**Civil No. CAE 13-09586**

NOTICE is hereby given this 9th day of July, 2013, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4410 Ogleshorpe Street, Unite 103, Hyattsville, Maryland 20781, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of August, 2013, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 9th day of August, 2013.

The Report states the amount of sale to be \$14,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107445 (7-18,7-25,8-1)

**NOTICE**

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

vs.

Patricia McBride- Finneran,  
Personal Representative for the  
Estate of Donald Bruce McBride  
Marguerite Jones,  
Personal Representative for the  
Estate of Donald Bruce McBride,  
Marguerite Jones  
9549 Elvis Lane  
Lanham, MD 20706  
Defendants

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

**Case No. CAE 13-08300**

Notice is hereby given this 17th day of July, 2013, 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 19th day of August, 2013, 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 19th day of August, 2013.

The Report of Sale states the amount of the foreclosure sale price to be \$179,000.00. The property sold herein is known as 9549 Elvis Lane, Lanham, MD 20706.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107522 (7-25,8-1,8-8)

vs.

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

vs.

Freddie J. Green  
Personal Representative for the  
Estate of Carol J. Lawson-Green  
1806 Kent Village Drive  
Hyattsville, MD 20785  
Defendants

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

**Case No. CAE 13-12477**

Notice is hereby given this 19th day of July, 2013, 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 19th day of August, 2013, 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 19th day of August, 2013.

The Report of Sale states the amount of the foreclosure sale price to be \$180,000.00. The property sold herein is known as 1806 Kent Village Drive, Hyattsville, MD 20785.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.

True Copy—Test:  
Marilynn M. Bland, Clerk  
107519 (7-25,8-1,8-8)

vs.

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

vs.

Freddie J. Green  
Personal Representative for the  
Estate of Carol J. Lawson-Green  
1806 Kent Village Drive  
Hyattsville, MD 20785  
Defendants

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

**Case No. CAE 13-12477**

Notice is hereby given this 19th day of July, 2013, 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 19th day of August, 2013, 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 19th day of August, 2013.

The Report of Sale states

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**15712 DORSET RD., UNIT #T2 A/R/T/A UNIT #197  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated July 26, 2005 and recorded in Liber 22703, Folio 461 among the Land Records of Prince George's Co., MD, with an original principal balance of \$136,000.00 and an original interest rate of 6.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 6, 2013 AT 10:43 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit No. One Hundred Ninety-Seven (197) in Building No. Fifteen (15) in a condominium known as "Brookmill 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 \$16,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

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

107394 (7-18,7-25,8-1)

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**8402 WOODYARD RD.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated August 20, 2003 and recorded in Liber 18080, Folio 441 among the Land Records of Prince George's Co., MD, with an original principal balance of \$149,966.00 and an original interest rate of 4.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 6, 2013 AT 10:46 AM**

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

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

Terms of Sale: A deposit of \$15,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

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

107397 (7-18,7-25,8-1)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**3317 EAST GLENREED CT.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated May 7, 2008 and recorded in Liber 29769, Folio 384 among the Land Records of Prince George's Co., MD, with an original principal balance of \$224,315.00 and an original interest rate of 6.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 6, 2013 AT 10:42 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

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

107393 (7-18,7-25,8-1)

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**1215 CAPITOL HEIGHTS BLVD.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated October 1, 2008 and recorded in Liber 30056, Folio 419 among the Land Records of Prince George's Co., MD, with an original principal balance of \$183,650.00 and an original interest rate of 5.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 6, 2013 AT 10:47 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Pratima Lele, Tayyaba C. Monto, Joshua Coleman,  
Substitute Trustees

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

107398 (7-18,7-25,8-1)

**LEGALS**

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**9908 MUIRFIELD DR.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated September 28, 2005 and recorded in Liber 24149, Folio 199 among the Land Records of Prince George's Co., MD, with an original principal balance of \$269,600.00 and an original interest rate of 5.75000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 6, 2013 AT 10:44 AM**

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

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

Terms of Sale: A deposit of \$27,000 in cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

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

107395 (7-18,7-25,8-1)

**BWW LAW GROUP, LLC**  
4520 East West Highway, Suite 200  
Bethesda, MD 20814  
(301) 961-6555

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

**5201 NEWTON ST., UNIT #102  
BLADENBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust dated October 25, 1993 and recorded in Liber 9150, Folio 414 and re-recorded in Liber 9522, Folio 93 among the Land Records of Prince George's Co., MD, with an original principal balance of \$43,900.00 and an original interest rate of 7.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**AUGUST 6, 2013 AT 10:48 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit numbered 102 located at 5201 Newton Street established pursuant to the Horizontal Property Act of the State of Maryland known as and called "Bladenwoods" 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 cash, cashiers check or certified check is required at time 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 real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes and recordation taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. 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 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. 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. If Sub. Trustees are unable to convey either insurable or marketable title, 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 the return of the deposit without interest.

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

Howard N. Bierman, Jacob Geesing, Carrie M. Ward,  
Substitute Trustees

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

107399 (7-18,7-25,8-1)

**THE PRINCE GEORGE'S POST NEWSPAPER**  
**CALL 301-627-0900 FAX 301-627-6260**