

## 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

1203 NORTHERN LIGHTS DR.  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 27, 2006 and recorded in Liber 26640, Folio 93 among the Land Records of Prince George's Co., MD, with an original principal balance of \$542,024.00 and an original interest rate of 6.625% 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

JANUARY 22, 2014 AT 11:03 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 \$56,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

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109719
(1-2,1-9,1-16)

## 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

117 WEYMOUTH ST.  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 30, 2005 and recorded in Liber 24060, Folio 560 among the Land Records of Prince George's Co., MD, with an original principal balance of \$314,650.00 and an original interest rate of 6.67500% 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

JANUARY 22, 2014 AT 11:04 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 \$29,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

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109720
(1-2,1-9,1-16)

## 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

2013 COLEBROOKE DR.  
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated October 20, 2010 and recorded in Liber 32115, Folio 509 among the Land Records of Prince George's Co., MD, with an original principal balance of \$222,010.00 and an original interest rate of 4.37500% 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

JANUARY 22, 2014 AT 11:05 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 \$25,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

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109721
(1-2,1-9,1-16)

# *The Prince George's Post*

***Call 301-627-0900***  
***or***

***F a x   3 0 1 - 6 2 7 - 6 2 6 0***

# Your Newspaper of Legal Record

LEGALS

Law Offices  
AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.  
Attorneys and Counselors At Law  
401 North Washington Street, Suite 550  
Rockville, Maryland 20850  
Telephone 301-738-7657  
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
1509 7th Street, Lanham, MD 20706

By virtue of the power and authority contained in a Deed of Trust from DOROTHY EPPERSON and WILLIE N. EPPERSON, dated December 19, 2006 and recorded in Liber 27875 at Folio 618 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JANUARY 31, 2014  
AT 3:00 P.M.

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

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF LANHAM, COUNTY OF PRINCE GEORGE'S, AND STATE OF MARYLAND, TO WIT:

LOT NUMBERED SIXTY-THREE (63), IN BLOCK NUMBERED EIGHT (8), IN THE SUBDIVISION KNOWN AS GLENARDEN HEIGHTS", AS PER PLAT RECORDED IN PLAT BOOK RNR 2 AT PLAT NO. 4, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. SAVING AND EXCEPTING THEREFROM 100 SQUARE FEET CONVEYED TO THE MAYOR AND COUNCIL OF THE TOWN OF GLENARDEN RECORDED IN LIBER 5175 AT FOLIO 258. SAID PROPERTY BEING IN THE 13TH ELECTION DISTRICT OF SAID COUNTY.

TAX ID #: 13-1565803

BY FEE SIMPLE DEED FROM TICOR MORTGAGE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS SET FORTH IN DEED BOOK 5284, PAGE 153 AND RECORDED ON 7/24/1980, PRINCE GEORGE'S COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.

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

TERMS OF SALE: A deposit of \$9,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.85% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

Brenda J. DiMarco, Auctioneer  
14804 Main Street  
Upper Marlboro, MD 20772  
Tel: (301) 627-1002  
Auctioneer's Number # A00116

109854 (1-16,1-23,1-30)

NOTICE

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

vs.

Plaintiffs

Latia N Bing

Defendant

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

CIVIL NO. CAE 13-11462

ORDERED, this 26th day of December, 2013 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7343 Cross Street, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of January, 2014 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 27th day of January, 2014 next.  
The report states the amount of sale to be \$148,000.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk

109830 (1-9,1-16,1-23)

NOTICE

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

vs.

Plaintiffs

Gerard A Cooper

Defendant

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

CIVIL NO. CAE 13-17186

ORDERED, this 3rd day of January, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10126 Campus Way, Unit 102, Upper Marlboro, Maryland 20774 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 3rd day of February, 2014 next, provided a copy of this Notice be inserted in said County once in each of three successive weeks before the 3rd day of February, 2014 next.  
The report states the amount of sale to be \$53,500.00.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk

109834 (1-9,1-16,1-23)

LEGALS

Prince George’s County, Maryland  
Department of Housing and Community Development  
Request for Applications No. 2014-02  
(RFA)

Acquisition for Strategic Redevelopment Loan Program

The Prince George’s County Department of Housing and Community Development (DHCD) is seeking applicants to administer and manage the County’s Acquisition for Strategic Redevelopment Loan Program (Program). DHCD intends to award a contract totaling no more than \$2,500,000 of Community Development Block Grant (CDBG) Program funds and desires to leverage these funds in order to increase the available resource pool and enhance the Program’s impact in the community. Applicants must possess demonstrated experience providing the services as described in this Request for Applications (RFA), and a working knowledge of the federal funding requirements of the CDBG program governing DHCD’s Program. DHCD is accepting applications from entities that have experience with public lending and is or has a relationship with a private financial institution. The selected applicant will be responsible for managing, maintaining and facilitating the disbursement of all program funds associated with the services described in the RFA.

It is essential that Prince George’s County (County) Department of Housing and Community Development maximize the utilization of the CDBG Program as a programmatic and financial resource supporting various development opportunities in the TNI communities. The County Executive has identified six (6) TNI communities including Langley Park, East Riverdale/Bladensburg, Kentland/Palmer Park, Coral Hills/Suitland, Hillcrest Heights/Marlow Heights and Glassmanor/Oxon Hill. The County identified these areas for the TNI given their overall impact on investment in the County by businesses, developers and potential residents. These communities require an infusion of County resources in order to revive them into safer, economically viable, and more desirable places to live, work and visit. While DHCD seeks to target the TNI communities, other competitive CDBG eligible revitalization and affordable housing development projects outside of the TNI communities may be evaluated.

See the RFA announcement for further details on the program scope and requirements, submittal requirements and the application process. The proposed applications will be evaluated and scored in accordance with DHCD’s project evaluation process.

Applications will be available on **Tuesday, January 21, 2014**. The RFA can be obtained at the Pre-Proposal Conference described below, from DHCD’s Housing Development Division, 9200 Basil Court, Suite 306, Largo, Maryland, 20774 or by calling 301- 883-5570, or through DHCD’s website at <http://www.princegeorgescountymd.gov/sites/dhcd>.

**Completed applications must be received by Tuesday, February 18, 2014, no later than 5:00 p.m. EDT at the above address.**

DHCD will sponsor a Pre-Proposal Conference as follows:

DATE: Tuesday, January 21, 2014  
TIME: 10:00 a.m. EDT  
PLACE: 9200 Basil Court  
2nd Floor Conference Room  
Largo, Maryland 20774

Interested participants are asked to R.S.V.P. by contacting the DHCD office by 5:00 p.m. EDT, Friday January 17, 2014 on 301-883-5570 or via email at: [lstaylor@co.pg.md.us](mailto:lstaylor@co.pg.md.us).

Sign language for the hearing impaired and interpretive services can be made available. Please call 301-883-5576 to request these services.

Prince George’s County affirmatively furthers fair housing, promotes nondiscrimination and seeks to ensure fair and equal housing opportunities for all. This responsibility is also assigned to all federally funded recipients.

By Authority of:  
Eric C. Brown, Director  
Department of Housing and Community Development  
9200 Basil Court, Suite 500  
Largo, Maryland 20774

109975 (1-16)

LEGALS

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

TUESDAY, JANUARY 28, 2014  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, January 28, 2014, the County Council of Prince George's County, Maryland, will hold the following public hearings:

10:00 A.M.

Appointment of the following individuals to the Personnel Board for Prince George's County:

Ms. Delores Stuckey

Appointment  
Replacing: Omar Boulware  
Current Term Expiration: 12/2/2014  
Full Term Expiration: 12/2/2018

Those wishing to testify at these hearings and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Mel Franklin, Chairman

Attest:  
Redis C. Floyd  
Clerk of the Council

109941 (1-16)

LEGALS

Law Offices  
AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.  
Attorneys and Counselors At Law  
401 North Washington Street, Suite 550  
Rockville, Maryland 20850  
Telephone 301-738-7657  
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
3305 40TH PLACE, BRENTWOOD, MD 20722

By virtue of the power and authority contained in a Deed of Trust from THOMAS J. BOYKIN and EDDIE M. BOYKIN, dated December 17, 2004 and recorded in Liber 21219 at Folio 337 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JANUARY 31, 2014  
AT 3:10 P.M.

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

LOTS NUMBERED (33), (34) AND (35) IN BLOCK NUMBERED (13) IN THE SUBDIVISION KNOWN AS "COLMAR MANOR," AS PER PLAT THEREOF RECORDED IN PLAT BOOK RHK 2 AT PLAT 37, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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

\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A FIRST DEED OF TRUST. THE PAYOFF AMOUNT OF THE FIRST WILL BE ANNOUNCE AT THE SALE.\*\*\*

\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS\*\*\*

TERMS OF SALE: A deposit of \$7,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

Brenda J. DiMarco, Auctioneer  
14804 Main Street  
Upper Marlboro, MD 20772  
Tel: (301) 627-1002  
Auctioneer's Number # A00116

109856 (1-16,1-23,1-30)

## COUNTY EXECUTIVE HEARING

The County Executive  
of  
Prince George's County, Maryland

NOTICE OF PUBLIC HEARING  
ON  
PROPOSED FISCAL YEAR 2015 BUDGET

The County Executive of Prince George's County, Maryland hereby gives notice of his intent to hold a public hearing to receive citizen testimony on proposed budgetary policies and programs, as required by Article 8, Section 804 of the County Charter.

The public hearing on this proposal will be held on:

TUESDAY, JANUARY 28, 2014  
7:00 P.M.

OXON HILL HIGH SCHOOL  
6701 LEYTE DRIVE, 12  
OXON HILL, MARYLAND 20745

The County Executive encourages the involvement and participation of individuals with disabilities in its programs, services and activities. Please let us know how we can best meet your needs as we will comply with the Americans with Disabilities Act in making "reasonable accommodations" to promote and encourage your participation.

Persons wishing to testify are requested to telephone the County Government (Telephone 301-952-4547, TDD (301) 985-3894) from 8:30 A.M. to 4:00 P.M., Monday through Friday for placement on the advance speakers list. You can also go online and register at [www.princegeorgescountymd.gov](http://www.princegeorgescountymd.gov). Time limitations of three minutes for all speakers will be imposed. There may be only one speaker per organization. Written testimony will be accepted in lieu of, or in addition to, oral comments.

BY ORDER OF THE PRINCE GEORGE'S COUNTY EXECUTIVE  
RUSHERN L. BAKER, III  
County Executive

109942 (1-16,1-23)

THE  
PRINCE GEORGE’S POST

To Subscribe



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301.627.0900  
email [brendapgp@gmail.com](mailto:brendapgp@gmail.com)

Subscription price is \$15 a year.  
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Name and Address  
We accept Visa and MC

LEGALS

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

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

**17914 BEECH LANE  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust from Shirley M. Windsor, dated April 11, 2008 and recorded in Liber 29626, Folio 112 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$210,285.95, and an original interest rate of 1.660%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 28, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

109838 (1-9,1-16,1-23)

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

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

**6205 HELLEN LEE DRIVE  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Ernest Reed Sawyers, dated September 28, 2006 and recorded in Liber 26547, Folio 319 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$268,038.10, and an original interest rate of 1.660%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 21, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

109695 (1-2,1-9,1-16)

LEGALS

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

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

**5606 JEFFERSON HEIGHTS DRIVE  
FAIRMOUNT HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Brenda S. Gilbert, dated July 15, 2008 and recorded in Liber 30212, Folio 354 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$175,595.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 28, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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Towson, Maryland 21204  
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109793 (1-9,1-16,1-23)

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

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

**2705 NEWGLEN AVENUE  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Debra Jean Ladik and Darlene Marie Ladik, dated December 14, 2007 and recorded in Liber 29310, Folio 265 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 21, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$33,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

109694 (1-2,1-9,1-16)

LEGALS

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

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

**3206 MOYLAN DRIVE  
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Kathy-Ann Marchand, dated February 6, 2007 and recorded in Liber 27321, Folio 508 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$340,000.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 4, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$38,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

109858 (1-16,1-23,1-30)

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

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

**1314 WOODLARK DRIVE  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Chris Ricardo Cotton and Dawn M. Cotton, dated July 24, 2012 and recorded in Liber 34240, Folio 140, and re-recorded at Liber 34786, Folio 573 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$156,094.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 21, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

109693 (1-2,1-9,1-16)





LEGALS

**Law Offices**  
**AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**  
Attorneys and Counselors At Law  
401 North Washington Street, Suite 550  
Rockville, Maryland 20850  
Telephone 301-738-7657  
Telecopier 301-424-0124

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

**Improved by premises known as**  
**14314 Turner Wootton Parkway,Upper Marlboro, MD 20774**

By virtue of the power and authority contained in a Deed of Trust from JAMES GAMBLE, JR., ROBYN GAMBLE and JANET MINOR, dated August 31, 2006 and recorded in Liber 26165 at Folio 286 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, JANUARY 31, 2014**

**AT 3:20 P.M.**

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

LOT NUMBERED SEVENTEEN (17) IN BLOCK LETTERED "B" IN A SUBDIVISION KNOWN AS "PLAT ONE, OAK CREEK CLUB, DEER RUN" AS PER PLAT RECORDED AT PLAT BOOK REP 202 AT PLAT NO. 94, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 7TH ELECTION DISTRICT OF SAID COUNTY.

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

TERMS OF SALE: A deposit of \$35,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,  
AND ERICA T. DAVIS RUTH**

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

**Brenda J. DiMarco, Auctioneer**  
**14804 Main Street**  
**Upper Marlboro, MD 20772**  
**Tel: (301) 627-1002**  
**Auctioneer's Number # A00116**

109857 (1-16,1-23,1-30)

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**  
**4013 Newton Street, Brentwood, Maryland 20722**

By virtue of the power and authority contained in a Deed of Trust from Catherine Scott Patterson, dated November 1, 2004, and recorded in Liber 20647 at folio 582 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

**FEBRUARY 4, 2014**

**AT 9:05 AM**

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

LOT 6 AND 7, IN BLOCK 8 IN SUBDIVISION KNOWN AS "SECTION 1, COLMAR MANOR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK R.N.R 2 AT PLAT 37, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

109864 (1-16,1-23,1-30)

LEGALS

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

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

**12506 STURDEE DRIVE**  
**UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from McKeever Posey, dated August 20, 2007 and recorded in Liber 28733, Folio 233 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$283,200.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 21, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$29,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

109692 (1-2,1-9,1-16)

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

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

**6303 SNOW CHIEF COURT**  
**UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Michael P. Ford, Jr., Candace N. Ford and Mary R. Morgan, dated October 31, 2007 and recorded in Liber 28999, Folio 185 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$636,585.00, and an original interest rate of 5.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 28, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$58,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

109792 (1-9,1-16,1-23)

LEGALS

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

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

**11900 FROST DRIVE**  
**BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Jin Eung Lee and Jai Min Lee, dated September 1, 2006 and recorded in Liber 26191, Folio 328 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$416,000.00, and an original interest rate of 2.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 28, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$49,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

109777 (1-9,1-16,1-23)

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

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

**3535 MADONNA LANE**  
**BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Stephanie Roberts, dated November 26, 2008 and recorded in Liber 30208, Folio 019 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$330,209.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 28, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$35,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

109796 (1-9,1-16,1-23)



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  
3400 Duke Street, College Park, Maryland 20740

By virtue of the power and authority contained in a Deed of Trust from Jason John Wycliffe and Vimala Wycliffe, dated June 30, 2006, and recorded in Liber 26211 at folio 544 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

FEBRUARY 4, 2014  
AT 9:11 AM

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

LOT NUMBERED TWENTY-ONE (21) IN BLOCK LETTERED "C" IN THE SUBDIVISION KNOWN AS "SECTION FIVE (5), COLLEGE PARK WOODS", AS PER PLAT RECORDED IN PLAT BOOK W.W.W. 45 AT PLAT 42, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 21ST 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 \$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

109871 (1-16,1-23,1-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
4208 Leisure Drive, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Wilma M Burgess, dated March 21, 1995, and recorded in Liber 10073 at folio 43 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

FEBRUARY 4, 2014  
AT 9:09 AM

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

ALL THAT PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, AND BEING DESCRIBED AS FOLLOWS: TO WIT: LOT NUMBERED SIXTEEN (16) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "SECTION TWO, GORDON'S CORNER," AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 134 AT PLAT 11.

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

109869 (1-16,1-23,1-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
11517 Bennington Drive, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Michelle D Sloan and Eddie A Sloan, dated June 13, 2007, and recorded in Liber 29063 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

FEBRUARY 4, 2014  
AT 9:08 AM

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

LOT NUMBER FORTY-FIVE (45), IN BLOCK LETTERED "B", AS SHOWN ON THE PLAT ENTITLED "PLAT OF CORRECTION, MANOR KNOLLS, PLAT TWO, LOTS 26 THROUGH 30 AND LOT 1, BLOCK A, LOTS 1 THROUGH 53, BLOCK B, PARCEL E:: WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND PLAT BOOK NLP 149 AT PLAT 93. (14TH ELECTION DISTRICT)

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 \$42,000.00 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

109868 (1-16,1-23,1-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
9006 Dangerfield Place, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from James C. Grayton and Miranda S. Grant aka Miranda C. Grant, dated August 27, 2001, and recorded in Liber 14990 at folio 582 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

FEBRUARY 4, 2014  
AT 9:04 AM

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

LOT NUMBERED FOURTEEN (14), IN BLOCK LETTERED "D" IN THE SUBDIVISION KNOWN AS " PLAT 1, MT. AIRY ESTATES" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 140 AT PLAT 28 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, THE IMPROVEMENTS THEREON BEING KNOWN AS 9006 DANGERFIELD PLACE.

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 \$14,000.00 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

109863 (1-16,1-23,1-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
9306 Cheltenham Avenue, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Marvin Henderson aka Marvin W Henderson, dated December 19, 2007, and recorded in Liber 29222 at folio 270 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

FEBRUARY 4, 2014  
AT 9:01 AM

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

LOT NUMBERED SIX (6) IN BLOCK LETTERED "D" IN THE SUBDIVISION KNOWN AS "SECTION TWO, CHELTENHAM FOREST" IN PRINCE GEORGES COUNTY, MARYLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 42 AT PLAT 55, ONE OF THE LAND RECORDS FOR SAID PRINCE GEORGES COUNTY, MARYLAND.

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 \$28,000.00 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

109861 (1-16,1-23,1-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
8604 Magnolia Drive, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Arthurlyn P Bedell, dated November 9, 2010, and recorded in Liber 32174 at folio 513 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

FEBRUARY 4, 2014  
AT 9:00 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FIVE (5), BLOCK NUMBERED (6), OF THE SUBDIVISION KNOWN AS "WAL-BROOKE MANOR", AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED IN PLAT BOOK 37 AT PLAT 67, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

109860 (1-16,1-23,1-30)

THE  
PRINCE GEORGE’S POST

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LEGALS

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

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

**9706 DUNN COURT  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Sean Burton and Francesca Burton, dated August 10, 2007 and recorded in Liber 28707, Folio 714 among the Land Records of Prince George's County, Maryland (modified by Loan Modification Agreement recorded in the Land Records of Prince George's County at Liber No. 29684, Folio 555, on May 16, 2008), with an original principal balance of \$417,000.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 21, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$41,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

109691 (1-2,1-9,1-16)

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

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

**8316 NICHOLSON STREET  
NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Barbara Thompson King, dated February 14, 2006 and recorded in Liber 24488, Folio 631 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$177,500.00, and an original interest rate of 6.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 21, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason , there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

109690 (1-2,1-9,1-16)

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**

**10704 Holloway Drive, Upper Marlboro, Maryland 20772**

By virtue of the power and authority contained in a Deed of Trust from Gwen-dolyn H Daniels, dated March 30, 2007, and recorded in Liber 27642 at folio 647 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

**JANUARY 21, 2014**

**AT 9:16 AM**

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

ALL THAT LOT OF GROUND SITUATE IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: LOT NUMBERED FORTY-FIVE (45) IN BLOCK NUMBERED THIRTY-FOUR (34) IN THE SUBDIVISION KNOWN AS "SECTION NINE, HOLLAWAY ESTATES", AS PER PLAT RECORDED IN PLAT BOOK WWW 64 AT PLAT NO. 5, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING IN THE 11TH ELECTION DISTRICT. THE IMPROVEMENTS THEREON BEING KNOWN AS 10704 HOLLAWAY DRIVE, 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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

109713 (1-2,1-9,1-16)

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**

**7109 Firebrush Court, Clinton, Maryland 20735**

By virtue of the power and authority contained in a Deed of Trust from Byron D Teasley, dated April 6, 2005, and recorded in Liber 22111 at folio 447 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

**JANUARY 21, 2014**

**AT 9:05 AM**

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

ALL THAT PROPERTY SITUATE IN THE 9TH ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, MARYLAND AND BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWELVE (12), BLOCK X, IN THE SUBDIVISION KNOWN AS PLAT TEN, SUMMIT CREEK, AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ 159, AT PLAT NO. 41. THE IMPROVEMENTS THEREON BEING KNOWN AS 7109 FIREBRUSH COURT, CLINTON, MARYLAND - 20735.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

109703 (1-2,1-9,1-16)

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**

**5705 Eagle Street, Capitol Heights, Maryland 20743**

By virtue of the power and authority contained in a Deed of Trust from Rodney J. Hayes and Ebony J Hayes, dated May 30, 2008, and recorded in Liber 29819 at folio 517 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

**JANUARY 21, 2014**

**AT 9:18 AM**

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

ALL THAT PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY MARYLAND AND DESCRIBED AS FOLLOWS, NAMELY: LOTS NUMBERED FORTY-SEVEN (47) AND FORTY-EIGHT (48) IN BLOCK LETTERED "B", IN THE SUBDIVISION KNOWN AS "MARYLAND PARK TERRACE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK RNR 2 AT PLAT 72. THE IMPROVEMENTS THEREON BEING KNOWN AS 5705 EAGLE STREET, CAPITOL HEIGHTS, MARYLAND - 20743.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

109714 (1-2,1-9,1-16)

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**

**3322 Huntley Square Drive # T2, Temple Hills, Maryland 20748**

By virtue of the power and authority contained in a Deed of Trust from Maggie Yates, dated March 14, 2007, and recorded in Liber 28437 at folio 520 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

**JANUARY 21, 2014**

**AT 9:01 AM**

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

UNIT NO. 3322 T-2 IN A PLAN OF CONDOMINIUM SUBDIVISION STYLED "PLAT AND PLAN OF CONDOMINIUM SUBDIVISION - HUNTLEY SQUARE CONDOMINIUM" AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK WWW 86 AT PLAT 51 THROUGH AND INCLUDING PLAT 69 AMONG THE LAND RECORDS FOR PRINCE GEORGE'S COUNTY, MARYLAND, BEING ALL OF THE LAND AND PREMISES DECLARED TO BE SUBJECT TO A HORIZONTAL PROPERTY OR CONDOMINIUM REGIME BY A MASTER DEED DATED THE 1ST DAY OF OCTOBER 1973, AND RECORDED THE 16TH DAY OF OCTOBER 1973, IN LIBER 4289 AT FOLIO 202, AMONG THE AFORESAID LAND RECORDS; BEING IN THE 12TH ELECTION DISTRICT.

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

109699 (1-2,1-9,1-16)



LEGALS

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

HARRY ALFRED  
JOHN R. ALFRED  
3526 Dixon Street  
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAE 13-09842**

Notice is hereby given this 20th day of December, 2013, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3526 Dixon Street, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of January, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of January, 2014.

The report states the purchase price at the Foreclosure sale to be \$45,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109762 (1-2,1-9,1-16)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

OSCAR R. TURCIOS AKA  
OSCAR TURCIOS  
REINA I. CANALES IRTA  
REINA I. CANALE  
4807 53rd Avenue  
Hyattsville, MD 20781

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAE 12-31143**

Notice is hereby given this 20th day of December, 2013, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4807 53rd Avenue, 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 21st day of January, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of January, 2014.

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

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109761 (1-2,1-9,1-16)

LEGALS

NOTICE

MARTIN L. GOOZMAN and  
JEFFREY W. BERNSTEIN  
Substitute Trustees

Plaintiffs

vs.

LEGACY FUNDING, LLC  
A Maryland limited liability company

Defendant

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-24861**

NOTICE is hereby given this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 11610 Cedar Lane, Beltsville, Maryland 20705, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of February, 2014, 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 6th day of February, 2014.

The Report states the amount of sale to be \$220,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109914 (1-9,1-16,1-23)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

EDWARD KOFI DANSO  
3423 Cherry Hill Court  
Beltsville, MD 20705

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAE 13-05073**

Notice is hereby given this 19th day of December, 2013, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3423 Cherry Hill Court, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of January, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of January, 2014.

The report states the purchase price at the Foreclosure sale to be \$184,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109759 (1-2,1-9,1-16)

LEGALS

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  
12807 Village Square, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Nathaniel Henry Jr, dated May 10, 2007, and recorded in Liber 27892 at folio 188 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

JANUARY 21, 2014  
AT 9:10 AM

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

LOT NUMBERED SEVENTY-FOUR (74), IN BLOCK LETTERED "B", IN THE SUBDIVISION KNOWN AS "PLAT FOUR, MARLTON TOWN CENTER", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND, IN PLAT BOOK VJ 178, AT PLAT 38; BEING IN THE 13TH 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 \$36,000.00 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 10.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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

109707 (1-2,1-9,1-16)

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  
3721 36th Street, Mount Rainier, Maryland 20712

By virtue of the power and authority contained in a Deed of Trust from Celsa C Rivas, dated November 10, 2005, and recorded in Liber 26758 at folio 409 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

FEBRUARY 4, 2014  
AT 9:10 AM

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

LOT 31, BLOCK 8 IN THE SUBDIVISION KNOWN AS “RHODE ISLAND AVENUE ADDITION TO MOUNT RAINIER”, AS PER PLAT THEREOF RECORDED IN PRINCE GEORGE’S COUNTY, MARYLAND IN PLAT BOOK JWB 5 AT PLAT 695 AND RERECORDED IN PLAT BOOK A AT PLAT 6.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

109870 (1-16,1-23,1-30)

LEGALS

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  
6501 44th Avenue, Hyattsville, Maryland 20782

By virtue of the power and authority contained in a Deed of Trust from Rod Schwartz, dated January 9, 2003, and recorded in Liber 16759 at folio 693 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

JANUARY 21, 2014  
AT 9:17 AM

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

ALL THAT PIECE OR PARCEL OF GROUND, SITUATE, LYING AND BEING IN PRINCE GEORGE’S COUNTY, MARYLAND, AND BEING DESCRIBED AS FOLLOWS: PARTS OF LOTS NUMBERED EIGHT (8) AND NINE (9), IN BLOCK NUMBERED ELEVEN (11), IN A SUBDIVISION KNOWN AS " SECTION THREE UNIVERSITY PARK " AS PER PLAT RECORDED IN PLAT BOOK NO. 3, PLAT 16, ONE OF THE LAND RECORDS FOR SAID PRINCE GEORGE’S COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WELLS PARKWAY (FORMERLY WELLS BOULEVARD), WITH THE EAST LINE OF 44TH AVENUE (FORMERLY CECIL STREET), AS SHOWN ON THE AFORESAID PLAT OF SUBDIVISION, AND RUNNING THENCE SOUTH 58 DEGREES 19 MINUTES 27 SECONDS EAST, 124.00 FEET WITH THE NORTH SIDE OF WELLS PARKWAY; THENCE NORTH 31 DEGREES 40 MINUTES 33 SECONDS EAST, 100.15 FEET WITH THE DIVIDING LINE BETWEEN LOTS 9 AND 10, OF BLOCK 11 OF SAID " SECTION THREE UNIVERSITY PARK " THENCE RUNNING ACROSS LOTS 9 AND 8 OF SAID BLOCK 11, NORTH 64 DEGREES 16 MINUTES 31 SECONDS WEST, 138.39 FEET TO THE EAST LINE OF 44TH AVENUE; THENCE SOUTH 22 DEGREES 37 MINUTES 58 SECONDS WEST, 86.89 FEET WITH THE EAST LINE OF 44TH AVENUE, TO THE PLACE OF BEGINNING. THE IMPROVEMENTS THEREON BEING KNOWN AS 6501 44TH AVENUE, HYATTSVILLE, MARYLAND - 20782.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

109751 (1-2,1-9,1-16)

LEGALS

Benjamin J. Woolery  
5303 West Court Drive  
Upper Marlboro, MD 20772  
301-627-5222

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
YVONNE R. JONES-BROWN

Notice is given that Johndel Jones-Brown whose address is 9805 Bald Hill Road, Mitchellville, MD 20721 was on December 19, 2013 appointed personal representative of the estate of Yvonne R. Jones-Brown who died on September 30, 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 19th day of June, 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.

JOHNDEL JONES-BROWN  
Personal Representative

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

Estate No.95324  
(1-9,1-16,1-23)

109844

LEGALS

PRINCE GEORGE’S COUNTY  
GOVERNMENT

Board of License  
Commissioners

(Liquor Control Board)

JANUARY 28, 2014

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George’s County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of Article 2B.

TRANSFER

Pin Lung Cheung, President/ Secretary/Treasurer, Kenneth L. Wood, Assistant Secretary for a Class A, Beer, Wine and Liquor License for the use of Class A, Beer, Wine and Liquor License for the use of Cheung & Lo, Inc., t/a Shady Oak Inn, 6494 Marlboro Pike, Forestville, 20747 transfer from Cheung & Lo, Inc., t/a Shady Oak Inn, Dao Chai Lo, President/Secretary/Treasurer.

Paul R. McDonald, Owner for a Class B, Beer, Wine and Liquor License for a Class B, Beer, Wine and Liquor License for the use of Supreme Corner, LLC, t/a Supreme Corner, 105 Crain Highway, Upper Marlboro, 20774 transfer from Eaglewolf’s Sports Lounge, Inc., t/a Eaglewolf Sports Lounge, Patricia H. Perkins, President/Secretary/Treasurer.

Dinesh Madaan, Member, David G. McGhee, Member for a Class D(R), Beer and Wine License for the use of Orbit Beverage LLC, t/a Orbit Beer and Wine, 9900-G Greenbelt Road, Lanham, 20706 transfer from Aerospace Food & Beverage, Inc., t/a Orbit Beer and Wine, Vikram Kansal, President, David Gregory McGhee, Vice President/Manager.

Sook Yi, President, Larry L. Evers, Vice President, Anne Evers, Secretary for a Class D, (R), Beer and Wine License for the use of MDKEY, Inc., t/a Sugar Shack, 6301 Seat Pleasant Drive, Capital Heights, 20743 transfer from MDKEY, Inc., t/a Sugar Shack, Andrew K. Yi, President/Secretary/Treasurer, Larry L. Evers, Vice President, Ann C. Evers, Assistant Secretary.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, January 28, 2014. Additional information may be obtained by contacting the Board’s Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest:  
Diane M. Bryant  
December 30, 2013

109771 (1-9,1-16)

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  
3721 36th Street, Mount Rainier, Maryland 20712

By virtue of the power and authority contained in a Deed of Trust from Celsa C Rivas, dated November 10, 2005, and recorded in Liber 26758 at folio 409 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, on

FEBRUARY 4, 2014  
AT 9:10 AM

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

LOT 31, BLOCK 8 IN THE SUBDIVISION KNOWN AS “RHODE ISLAND AVENUE ADDITION TO MOUNT RAINIER”, AS PER PLAT THEREOF RECORDED IN PRINCE GEORGE’S COUNTY, MARYLAND IN PLAT BOOK JWB 5 AT PLAT 695 AND RERECORDED IN PLAT BOOK A AT PLAT 6.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

109870 (1-16,1-23,1-30)



LEGALSL

NOTICE

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

vs.

Tiffany R Sample

Plaintiffs

Defendant

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

CIVIL NO. CAE 13-17108

ORDERED, this 13th day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6308 Hil Mar Drive 7, Forestville, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of February, 2014, next.

The report states the amount of sale to be \$40,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110021 (1-16,1-23,1-30)

NOTICE

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

vs.

Kayode Emmanuel Idowu and  
Olutoyin M Idowu

Plaintiffs

Defendants

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

CIVIL NO. CAEF 13-21063

ORDERED, this 13th day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6411 Brays Street, Lanham, Maryland 20703 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of February, 2014, next.

The report states the amount of sale to be \$254,626.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

109990 (1-16,1-23,1-30)

LEGALSL

NOTICE

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

vs.

Kynnetta R Thomas and  
Easton D Thomas

Plaintiffs

Defendants

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

CIVIL NO. CAEF 13-18809

ORDERED, this 13th day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7102 Beissel Court, Brandywine, Maryland 20613 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of February, 2014, 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

109991 (1-16,1-23,1-30)

NOTICE

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

vs.

Yolanda G. Gonzales

Plaintiffs

Defendant

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

CIVIL NO. CAEF 13-22239

ORDERED, this 10th day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8495 Greenbelt Road, Unit 201, Greenbelt, Maryland 20770 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 10th day of February, 2014 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 10th day of February, 2014, next.

The report states the amount of sale to be \$113,305.15.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

109994 (1-16,1-23,1-30)

LEGALSL

NOTICE

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

vs.

Marc A Williams and  
Angelique Williams

Plaintiffs

Defendants

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

CIVIL NO. CAEF 13-22291

ORDERED, this 13th day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 12300 Eugenest Prospect Drive, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of February, 2014, next.

The report states the amount of sale to be \$318,750.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110018 (1-16,1-23,1-30)

NOTICE

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

vs.

Adebola Babs Ibiorgba and  
Aderonke Olusola Ibiorgba

Plaintiffs

Defendants

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

CIVIL NO. CAEF 13-24858

ORDERED, this 13th day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5534 Karen Elaine Drive 1745, New Carrollton, 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 13th day of February, 2014 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of February, 2014, next.

The report states the amount of sale to be \$39,900.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110019 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

ELINORE ANNE HANNA  
5101 Yorkville Road  
Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Civil No. CAEF 13-30265

Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5101 Yorkville Road, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of February, 2014.

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

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110011 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

BRENDADELORES BELL  
RENNAY BELL  
1116 Booker Drive  
Capitol Heights, MD 20743-1859

Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Civil No. CAEF 13-28960

Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1116 Booker Drive, Capitol Heights, MD 20743-1859 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of February, 2014.

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

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110012 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

WILLIE M. LITTLE JR  
10123 Prince Place, Unit # 204-10A  
Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Civil No. CAE 13-14689

Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10123 Prince Place, Unit # 204-10A, Upper Marlboro, MD 20772 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$48,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110013 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

KEVIN O. LOGAN  
RONDA G. LOGAN  
10103 Muirfield Drive  
Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Civil No. CAE 13-18225

Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10103 Muirfield Drive, Upper Marlboro, MD 20772 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of February, 2014.

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

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110015 (1-16,1-23,1-30)

NOTICE

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

vs.

Willie R. Wheeler

Plaintiffs

Defendant

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

CIVIL NO. CAE 13-11553

ORDERED, this 13th day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3011 Logan Street, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of February, 2014, next.

The report states the amount of sale to be \$201,651.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110014 (1-16,1-23,1-30)

NOTICE

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

vs.

Nicole D Aiken

Plaintiffs

Defendant

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

CIVIL NO. CAEF 13-24958

ORDERED, this 13th day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7911 18th Avenue, Hyattsville, Maryland 20783 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of February, 2014, next.

The report states the amount of sale to be \$91,633.97.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110020 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

VIETTE SMITH  
1645 Forest Park Drive  
Forestville, MD 20747

Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Civil No. CAEF 13-22129

Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1645 Forest Park Drive, Forestville, MD 20747 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$245,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110016 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

BRENDAJ. PARSON AKA  
BRENDA JOYCE PARSON  
3201 Dynasty Drive  
District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Civil No. CAEF 13-22041

Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3201 Dynasty Drive, District Heights, MD 20747 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$143,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

109989 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

KEVIN R. MERRIWEATHER  
2725 Afton Street  
Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Civil No. CAE 13-18634

Notice is hereby given this 10th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2725 Afton Street, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

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

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

True Copy—Test:  
Marilynn M. Bland, Clerk

109992 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

HEATHER M. SCHMAEDEKE  
8667 Greenbelt Road, Unit # T2  
Greenbelt, MD 20770

Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Civil No. CAEF 13-22373

Notice is hereby given this 10th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 8667 Greenbelt Road, Unit # T2, Greenbelt, MD 20770 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$88,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

109993 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

IRA H. COAKLEY  
LISA F. COAKLEY  
5025 56th Avenue  
Hyattsville, MD 20781

Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Civil No. CAEF 13-22138

Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5025 56th Avenue, 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 13th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of February, 2014.

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

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110017 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

HERBIN L. GRAY  
7420 Livingston Road  
Oxon Hill, MD 20745

Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Civil No. CAEF 13-22375

Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7420 Livingston Road, Oxon Hill, MD 20745 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$109,350.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110023 (1-16,1-23,1-30)

NOTICE

IN THE MATTER OF:  
Rebecca Anne Baldwin

FOR THE CHANGE OF  
NAME TO:  
Rebecca Anne Bennett

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 13-38132

A Petition has been filed to change the name of Rebecca Anne Baldwin to Rebecca Anne Bennett.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Maryland

109998 (1-16)

NOTICE

IN THE MATTER OF:  
Moh Dabo Fofanah

FOR THE CHANGE OF  
NAME TO:  
Mohamed Fofanah

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 13-38576

A Petition has been filed to change the name of Moh Dabo Fofanah to Mohamed Fofanah.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Maryland

110004 (1-16)

NOTICE

IN THE MATTER OF:  
Joan Sally Sesay

FOR THE CHANGE OF  
NAME TO:  
Joann Sally Sesay

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 13-38578

A Petition has been filed to change the name of Joan Sally Sesay to Joann Sally Sesay.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Maryland

110005 (1-16)

NOTICE

IN THE MATTER OF:  
Charlita Maria Ferguson

FOR THE CHANGE OF  
NAME TO:  
Charlita Maria Proctor

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 13-38594

A Petition has been filed to change the name of Charlita Maria Ferguson to Charlita Maria Proctor.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Maryland

110006 (1-16)

NOTICE

IN THE MATTER OF:  
Bhavana Dineshchandra Mehta  
Dineshchandra Shivlal Mehta

FOR THE CHANGE OF  
NAME TO:  
Bhavana Dinesh Mehta  
Dinesh Shivlal Mehta

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 13-39373

A Petition has been filed to change the name of (Minor Children) Monjoa Ntem Revival Bate to Revival Monjoa Bate and Praise Eyongoben Bate-Nkongho to Praise Nkongho Bate and Bechem Manga-Roohm Gospel Bate to Gospel Bechem Bate.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Maryland

110003 (1-16)

NOTICE

FOR THE CHANGE OF  
NAME TO:  
Revival Monjoa Bate  
Praise Nkongho Bate  
Gospel Bechem Bate

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 13-39373

A Petition has been filed to change the name of (Minor Children) Monjoa Ntem Revival Bate to Revival Monjoa Bate and Praise Eyongoben Bate-Nkongho to Praise Nkongho Bate and Bechem Manga-Roohm Gospel Bate to Gospel Bechem Bate.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Maryland

110009 (1-16)

LEGALS

NOTICE

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

vs.

Isatu Kondeh and  
Yazid Lewis

Plaintiffs

Defendants

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

**CIVIL NO. CAEF 13-18757**

ORDERED, this 2nd day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6823 Holly Berry Court, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of February, 2014 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 3rd day of February, 2014 next.

The report states the amount of sale to be \$137,700.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

109832 (1-9,1-16,1-23)

NOTICE

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

vs.

Chise A. Lafleur

Plaintiffs

Defendant

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

**CIVIL NO. CAEF 13-18811**

ORDERED, this 19th day of December, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 11312 Sperry Stream Way, #135, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of January, 2014 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 22nd day of January, 2014 next.

The report states the amount of sale to be \$88,315.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

109760 (1-2,1-9,1-16)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOSEPH A. CUNNINGHAM**

Notice is given that Evelyn F. Cunningham whose address is 2813 Parkway, Cheverly, MD 20785 was on November 26, 2013 appointed personal representative of the estate of Joseph A. Cunningham who died on November 9, 2011 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 26th day of May, 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.

**EVELYN F. CUNNINGHAM**  
Personal Representative

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

Estate No.89156  
109837 (1-9,1-16,1-23)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LOUIS PHILIP BOLDUC  
AKA: LOUIS PHILIP BOLDUC  
JR**

Notice is given that Michael Bolduc whose address is 474 Main Street, Biddeford, ME 04005 was on December 20, 2013 appointed personal representative of the estate of Louis Philip Bolduc who died on December 11, 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 (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 20th day of June, 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.

**MICHAEL BOLDUC**  
Personal Representative

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

Estate No. 95291  
109847 (1-9,1-16,1-23)

LEGALS

NOTICE

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

vs.

Substitute Trustees

Plaintiffs

**DONALD T SMITH**  
4403 Wandering Way  
Temple Hills, MD 20748

Defendant(s)

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

**Civil No. CAE 13-04059**

Notice is hereby given this 6th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4403 Wandering Way, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 6th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$220,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

109848 (1-9,1-16,1-23)

NOTICE

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

vs.

Substitute Trustees

Plaintiffs

**KEVIN L. SUMMERS**  
904 East Meadows Court  
Oxon Hill, MD 20745

Defendant(s)

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

**Civil No. CAE 13-04871**

Notice is hereby given this 6th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 904 East Meadows Court, Oxon Hill, MD 20745 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 6th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$43,500.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

109849 (1-9,1-16,1-23)

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

**8817 RITCHBORO RD.  
DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated November 14, 2008 and recorded in Liber 30218, Folio 577 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$196,000.00 and an original interest rate of 6.00000% 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

**JANUARY 28, 2014 AT 11:30 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 \$20,000 in the form of certified check, cashier’s check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

Note: If the Circuit Court for Prince George’s County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109828 (1-9,1-16,1-23)

NOTICE

IN THE MATTER OF:  
**Tanifor Vianney Suh, Fnu**

FOR THE CHANGE OF  
NAME TO:  
**Vianney Suh Tanifor**

**In the Circuit Court for  
Prince George’s County, Maryland**  
**Case No. CAE 13-38443**

A Petition has been filed to change the name of (Minor Child) Tanifor Vianney Suh, Fnu to Vianney Suh Tanifor.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George’s County, Maryland

110001 (1-16)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARIAN L SCHUBAUER  
AKA: MARIAN B SCHUBAUER**

Notice is given that John F Doyle Thomas whose address is 12 Shaw Street PO Box 233, East Sandwich, MA 02537 was on December 18, 2013 appointed personal representative of the estate of Marian L Schubauer who died on December 5, 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 (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 18th day of June, 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.

**JOHN F DOYLE**  
Personal Representative

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

Estate No. 95323  
109845 (1-9,1-16,1-23)

NOTICE

IN THE MATTER OF:  
**Godswill Pray Agabi Johns**

FOR THE CHANGE OF  
NAME TO:  
**Prayer Godswill Agabi**

**In the Circuit Court for  
Prince George’s County, Maryland**  
**Case No. CAE 13-38447**

A Petition has been filed to change the name of Godswill Pray Agabi Johns to Prayer Godswill Agabi.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George’s County, Maryland

110002 (1-16)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JAMES LAWRENCE THOMAS**

Notice is given that Gloria J Thomas whose address is 3116 Lassie Avenue, Suitland, MD 20746 was on January 2, 2014 appointed personal representative of the estate of James Lawrence Thomas who died on December 10, 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 (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 2nd day of July, 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.

**GLORIA J THOMAS**  
Personal Representative

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

Estate No. 95418  
109846 (1-9,1-16,1-23)

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  
2327 Lakewood Street, Suitland, Maryland 20746**

By virtue of the power and authority contained in a Deed of Trust from William D Dunham and Carletta K Dunham, dated April 24, 2006, and recorded in Liber 25267 at folio 261 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

**JANUARY 21, 2014**

**AT 9:06 AM**

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

LOT NUMBERED EIGHTY-THREE (83) IN BLOCK LETTERED "O" IN THE SUBDIVISION KNOWN AS "DUPONT VILLAGE", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 24 AT PLAT 21, AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND; BEING IN THE 6TH ELECTION DISTRICT OF SAID COUNTY. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 2327 LAKEWOOD STREET. BEING THE SAME PROPERTY WHICH BY DEED OF EVEN DATE HERewith AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY IMMEDIATELY PRIOR HERETO OR INTENDED SO TO BE, WAS GRANTED AND CONVEYED BY SHELIA FORD, ALSO KNOWN AS SHEILA K. FORD UNTO WILLIAM D. DUNHAM AND CARLETTA K. DUNHAM, THE WITHIN GRANTORS, IN FEE SIMPLE. BORROWERS ACKNOWLEDGE THAT THE SUM SO RECEIVED FROM LENDER UNDER THE NOTE SECURED BY THIS DEED OF TRUST IS, IN WHOLE OR IN PART, THE PURCHASE MONEY OF THE PROPERTY SECURED HEREIN.

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 \$12,000.00 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

109704 (1-2,1-9,1-16)

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  
6712 Dower House Road, Upper Marlboro, Maryland 20772**

By virtue of the power and authority contained in a Deed of Trust from Kenneth E. Williams and Lucille A. Williams, dated July 7, 2005, and recorded in Liber 22501 at folio 483 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

**FEBRUARY 4, 2014**

**AT 9:12 AM**

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

ALL THE FOLLOWING DESCRIBED LAND AND PREMISES, WITH THE IMPROVEMENTS, EASEMENTS AND APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING IN THE COUNTY OF PRINCE GEORGE’S, STATE OF MARYLAND, AND MORE PARTICULARLY DESCRIBED AS: LOT NUMBERED TEN (10), IN BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "PLAT ONE, DOWER RIDGE ESTATES" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND IN PLAT BOOK NLP 104, AT PLAT 22. THE IMPROVEMENTS THEREON BEING KNOWN AS 6712 DOWER HOUSE ROAD, 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 \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

109865 (1-16,1-23,1-30)



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**

**7102 25TH AVE.  
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated May 7, 2007 and recorded in Liber 27843, Folio 396 and re-recorded in Liber 33300, Folio 343 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 7.625% 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

**JANUARY 22, 2014 AT 11:20 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 \$67,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

109736 (1-2,1-9,1-16)

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**

**7603 SWAN TERR.  
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated December 30, 2004 and recorded in Liber 21669, Folio 84 and re-recorded in Liber 32564, Folio 255 among the Land Records of Prince George's Co., MD, with an original principal balance of \$138,400.00 and an original interest rate of 3.331% 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

**JANUARY 22, 2014 AT 11:23 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 the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

109739 (1-2,1-9,1-16)

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**

**10111 QUEEN ELIZABETH DR.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated December 27, 2010 and recorded in Liber 32293, Folio 269 among the Land Records of Prince George's Co., MD, with an original principal balance of \$253,311.00 and an original interest rate of 4.87500% 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

**JANUARY 22, 2014 AT 11:21 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 \$29,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

109737 (1-2,1-9,1-16)

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**

**3348 HUNTLEY SQUARE DR., UNIT # 3348-A-1  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated June 18, 2007 and recorded in Liber 28178, Folio 313 among the Land Records of Prince George's Co., MD, with an original principal balance of \$123,500.00 and an original interest rate of 7.12500% 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

**JANUARY 22, 2014 AT 11:34 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 3348 A-1 in Huntley Square 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 the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

109750 (1-2,1-9,1-16)

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**

**10402 46TH AVE., UNIT #1  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated September 29, 2006 and recorded in Liber 26612, Folio 8 among the Land Records of Prince George's Co., MD, with an original principal balance of \$151,200.00 and an original interest rate of 2.00% 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

**JANUARY 22, 2014 AT 11:22 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 One (1) in Phase Numbered 6 in Building Numbered One (1) and being part of the premises numbered 10402 46th Avenue in "Montpelier Village 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 the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

109738 (1-2,1-9,1-16)

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**

**4701 HENDERSON RD.  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated April 24, 2012 and recorded in Liber 33590, Folio 146 among the Land Records of Prince George's Co., MD, with an original principal balance of \$346,967.00 and an original interest rate of 4.25000% 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

**JANUARY 28, 2014 AT 11:31 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 \$35,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109829 (1-9,1-16,1-23)

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  
7815 Suiter Way, Landover, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Phillip L. Estes and Shirelle J. Estes fka Shirelle J. Luckett, dated October 5, 2006, and recorded in Liber 26456 at folio 407 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

JANUARY 21, 2014  
AT 9:08 AM

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

LOT NUMBERED EIGHT (8), IN BLOCK LETTERED "F", IN THE SUBDIVISION KNOWN AS "SECTION IV, CAPITAL VIEW TOWNHOUSE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND, IN PLAT BOOK NPL 133, AT PLAT 2; BEING IN THE 13TH 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 \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.49% 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

109705 (1-2,1-9,1-16)

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  
5865 East Boniwood Turn, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Jeffrey B Farmer, dated December 22, 2007, and recorded in Liber 29341 at folio 236 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

FEBRUARY 4, 2014  
AT 9:07 AM

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

ALL THAT PROPERTY SITUATE IN PRINCE GEORGE'S IN THE 9TH ELECTION DISTRICT, STATE OF MARYLAND, AND DESCRIBED AS FOLLOWS: LOT NUMBERED FORTY-SEVEN (47), IN BLOCK LETTERED "M", IN THE SUBDIVISION KNOWN AS "PLAT ONE SECTION SIX, BONIWOOD", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 148, AT PLAT 47; BEING IN THE 9TH 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 \$22,000.00 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

109867 (1-16,1-23,1-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
6210 Kinsey Terrace, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Eric L. Briscoe and Tonia Briscoe, dated May 26, 2009, and recorded in Liber 30751 at folio 417 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

FEBRUARY 4, 2014  
AT 9:03 AM

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

BEING KNOWN AND DESIGNATED AS LOT NO. 43, BLOCK D, AS SHOWN ON THE PLAT TEN ENTITLED GLENN ESTATES, WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 154 FOLIO 77. THE IMPROVEMENTS THEREON BEING KNOWN AS 6210 KINSEY TERRACE, LANHAM, MARYLAND - 20706.

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 \$50,000.00 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

109862 (1-16,1-23,1-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
14406 Woodmore Oaks Court, Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Igwe Uma Anya and Dominic Ezeani, dated November 25, 2009, and recorded in Liber 31227 at folio 589 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

JANUARY 28, 2014  
AT 9:06 AM

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

ALL THAT LOT OF GROUND SITUATE IN THE COUNTY OF PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: LOT 10, BLOCK B, IN THE SUBDIVISION KNOWN AS PLAT SIX, WOODMORE AT OAK CREEK, PER PLAT BOOK REP 200 AT PAGE 61, AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 14406 WOODMORE OAKS COURT, BOWIE, MARYLAND - 20716.

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 \$67,000.00 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

109783 (1-9,1-16,1-23)

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  
138 Joyceton Way, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Idris Jelu and Nana K. Sarfo, dated February 8, 2008, and recorded in Liber 29380 at folio 187 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

FEBRUARY 4, 2014  
AT 9:06 AM

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

ALL THAT LOT OF GROUND SITUATE IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: LOT NUMBERED THIRTY-TWO ONE (32-1) IN BLOCK NUMBERED SIXTY-TWO (62) IN THE SUBDIVISION KNOWN AS "PLAT 54, KETTERING", PER PLAT THEREOF RECORDED IN PLAT BOOK 95 AT PLAT 70 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, SAID PROPERTY BEING IN THE 13TH 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 \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

109866 (1-16,1-23,1-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
2513 Dressage Court, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Annie Davies, dated July 30, 2012, and recorded in Liber 33879 at folio 005 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

JANUARY 28, 2014  
AT 9:04 AM

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

ALL OF THOSE LOTS OF GROUND LOCATED IN PRINCE GEORGE'S COUNTY, MARYLAND, DESCRIBED AS FOLLOWS: LOT 18, IN THE SUBDIVISION KNOWN AS, "PLAT FOUR, LOTS 15 THRU 18 AND PARCEL A, SHIPLEY FARM, PER PLAT BOOK PM 225-72, AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 2513 DRESSAGE COURT, UPPER MARLBORO, MARYLAND-20774.

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 \$42,000.00 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

109781 (1-9,1-16,1-23)

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LEGALS

File: PG 13-3650

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Juan R. Illesca, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

508 68th Street, Capitol Heights, MD 20743 and described as Lot 29 & Hal F Lot 30 3,937.0000 Sq. Ft. & Imps. Oakmont Blk 6 Assmt \$108,000 LIB 00000 Fl 448, Account No. 2014512 in District 18 on the Tax Roll of the Director of Finance, Defendants

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CAE 13-35317

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109916 (1-16,1-23,1-30)

File: PG 13-3817

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Community Development Administration, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

7300 Crafford Place, Fort Washington, MD 20744 and described as Bldg 24 Unit 7 300 6,355.0000 Sq. Ft. & Imps. Rosdale Estates Assmt \$180,000 Lib 00000 Fl 425\*, Account No. 1243344 in District 12 on the Tax Roll of the Director of Finance, Defendants

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CAE 13-35310

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109911 (1-16,1-23,1-30)

LEGALS

File: PG 13-3789

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Maria Southerland, Gregory A Southerland, Brittany Y Southerland, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

7704 Fanwood Court, District Heights, MD 20747 and described as 7987.0000 Sq. Ft. & Imps. Waterford Lot 42 Blk C Assmt 171,000 Lib 00000 Fl 251, Account No. 625863 in District 06 on the Tax Roll of the Director of Finance, Defendants

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CAE 13-35311

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109912 (1-16,1-23,1-30)

LEGALS

File: PG 13-3671

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Koyi Contractors, LLC, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

5906 L St, Capitol Heights, MD 20743 and described as E HALF LTS 415.416.417 (COR USE 06) 5,022.0000 Sq. Ft. & Imps. Sylvan Vista Blk N Assmt \$110,800 LIB 00000 Fl 174, Account No. 1986413 in District 18 on the Tax Roll of the Director of Finance, Defendants

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CAE 13-35316

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109915 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

MARVA LOIS SHAND  
MCINTOSH  
9029 Congress Place  
Hyattsville, MD 20785

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Civil No. CAEF 13-22368

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9029 Congress Place, Hyattsville, MD 20785 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$109,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109959 (1-16,1-23,1-30)

LEGALS

File: PG 13-3623

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Shashawna A. Moody, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

24 Tunic Avenue, Capitol Heights, MD 20743 and described as Lts 44.45 4,000.0000 Sq. Ft. & Imps. Capitol Heights Blk 8 Assmt 126,900 LIB 00000 Fl 158, Account No. 2006005 in District 18 on the Tax Roll of the Director of Finance, Defendants

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CAE 13-35318

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109917 (1-16,1-23,1-30)

NOTICE

IN THE MATTER OF:  
Lily Anne Baldwin

FOR THE CHANGE OF  
NAME TO:  
Lily Anne Bennett

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 13-38133

A Petition has been filed to change the name of (Minor Child) Lily Anne Baldwin to Lily Anne Bennett.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Maryland  
109999 (1-16)

NOTICE

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

Plaintiffs

vs.

Errol D Earl aka  
Erroll D Earl

Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND  
CIVIL NO. CAE 13-17185

ORDERED, this 27th day of December, 2013 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3222 Burton Court, 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 27th day of January, 2014 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 27th day of January, 2014 next.

The report states the amount of sale to be \$255,704.16.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

109831 (1-9,1-16,1-23)

File: PG 13-3591

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Peter Yuhahn, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

3100 Danville Road, Brandywine, MD 20613 and described as Lot 20 Ex .05 AC 4.4000 Acres. & Imps. East Piscataway Assmt \$269,600 LIB 00000 Fl 294, Account No. 309088 in District 05 on the Tax Roll of the Director of Finance, Defendants

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
CAE 13-35320

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109919 (1-16,1-23,1-30)

LEGALS

File: PG 13-3650

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

ELDGER WRIGHT  
12808 Cambleton Drive  
IRTA 1208 Cambleton Drive  
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Civil No. CAEF 13-27428

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 12808 Cambleton Drive, Upper Marlboro, MD 20774 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$207,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109972 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

DEBORAH STEWART  
A/K/A DEBORAH R. STEWART  
105 Biddle Road  
Accokeek, MD 20607

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Civil No. CAE 13-12419

Notice is hereby given this 6th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 105 Biddle Road, 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 6th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 6th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$100,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109850 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

CHARLES S. PAYNE III  
TERRELL L. ADAMS  
4101 Shepherd Street  
Brentwood, MD 20722

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Civil No. CAE 13-09627

Notice is hereby given this 6th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4101 Shepherd Street, Brentwood, MD 20722 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 6th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$201,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109851 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

MARVA LOIS SHAND  
MCINTOSH  
9029 Congress Place  
Hyattsville, MD 20785

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Civil No. CAEF 13-22368

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9029 Congress Place, Hyattsville, MD 20785 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$109,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109959 (1-16,1-23,1-30)

THE PRINCE

GEORGE’S

POST NEWSPAPER

YOUR NEWSPAPER OF

LEGAL RECORD

CALL: 301-627-0900

FAX: 301-627-6260

PRINCE GEORGE’S COUNTY  
GOVERNMENT  
BOARD OF LICENSE  
COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County on February 20, 2014 and will be heard on April 22, 2014. Those licenses are:

Class B, Beer – 17 B 4

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

Public Hearings are also scheduled for February 5, 2014 and February 12, 2014 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:  
Diane M. Bryant  
December 4, 2013  
109770 (1-9,1-16)

LEGALS

File: PG 13-4025  
  
TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Paola Medina, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

3707 Warner Avenue, New Carrollton, MD 20784 and described as 6,143.0000 Sq. Ft. & Imps. Landover Estates Lot 4 Blk 5 Assmt \$172,700 Lib 00000 Fl 546 Account No. 98772 in District 2 on the Tax Roll of the Director of Finance,

Defendants  
  
In the Circuit Court for Prince George’s County, Maryland Civil Division  
CAE 13-35276

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109878 (1-16,1-23,1-30)

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.  
  
Isaac M. Creek  
Debbra Jensen Creek  
9309 Creekview Drive  
Laurel, MD 20708

Defendant

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 13-20835

Notice is hereby given this 19th day of December, 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 22nd day of January, 2014, 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 22nd day of January, 2014. The Report of Sale states the amount of the foreclosure sale price to be \$321,600.00. The property sold herein is known as 9309 Creekview Drive, Laurel, MD 20708.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109756 (1-2,1-9,1-16)

File: PG 13-4192  
  
TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Joyce Owens White, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

12000 North Marlton Avenue, Upper Marlboro, MD 20772 and described as 10,370.0000 Sq. Ft. & Imps. Marlton Lot 14 Blk H Assmt \$215,000 Lib 00000 Fl 418 Account No. 1760883 in District 15 on the Tax Roll of the Director of Finance,

Defendants  
  
In the Circuit Court for Prince George’s County, Maryland Civil Division  
CAE 13-35273

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109875 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees Plaintiffs

vs.  
  
DANILO VILLANGCA  
JOSEPHINE S. VILLANGCA  
AGRIPINA VILLANGCA  
VICTORINO VILLANGCA  
7516 Riverdale Road  
New Carrollton, MD 20784

Defendant(s)  
  
In the Circuit Court for Prince George’s County, Maryland  
Civil No. CAEF 13-24950

Notice is hereby given this 19th day of December, 2013, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7516 Riverdale Road, New Carrollton, MD 20784 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of January, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of January, 2014.

The report states the purchase price at the Foreclosure sale to be \$368,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109757 (1-2,1-9,1-16)

LEGALS

File: PG 13-4137  
  
TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Sanfol Investments LLC, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

3107 Good Hope Avenue, Temple Hills, MD 20748 and described as Unit Unit N-215 (res N per Owner) 965.0000 Sq. Ft. & Imps. Lynnhill Square Assmt &20,000 Lib 00000 Fl 364 Account No. 611582 in District 06 on the Tax Roll of the Director of Finance,

Defendants  
  
In the Circuit Court for Prince George’s County, Maryland Civil Division  
CAE 13-35308

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109909 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees Plaintiffs

vs.

ROBERT O. WRIGHT  
JANICE M. WRIGHT  
10402 Glen Spring Lane  
Bowie, MD 20720

Defendant(s)  
  
In the Circuit Court for Prince George’s County, Maryland  
Civil No. CAEF 13-24839

Notice is hereby given this 19th day of December, 2013, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10402 Glen Spring Lane, Bowie, MD 20720 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of January, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of January, 2014.

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  
109758 (1-2,1-9,1-16)

File: PG 13-3914  
  
TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Theodore H. Johnson III, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

6009 State Street, Landover, MD 20785 and described as 6,546.0000 Sq. Ft. & Imps. Englewood-j Victor Lot 9 Blk 1 Assmt \$118,300 Lib 00000 Fl 231 Account No. 2092476 in District 18 on the Tax Roll of the Director of Finance,

Defendants  
  
In the Circuit Court for Prince George’s County, Maryland Civil Division  
CAE 13-35298

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109899 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees Plaintiffs

vs.

JOANNA ADAMS  
6553 Beechwood Drive, Unit #49  
Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Civil No. CAEF 13-25104

Notice is hereby given this 3rd day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6553 Beechwood Drive, Unit #49, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 3rd day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$74,500.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109836 (1-9,1-16,1-23)

LEGALS

File: PG 13-3896  
  
TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Miguel Rascon, Willis A. Vincent, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

1600 Jutewood Avenue, Landover, MD 20785 and described as Lot 1.2 16,000.0000 Sq. Ft. & Imps. Englewood Assmt \$164,900 Lib 00000 Fl 547 Account No.2039378 in District 18 on the Tax Roll of the Director of Finance,

Defendants  
  
In the Circuit Court for Prince George’s County, Maryland Civil Division  
CAE 13-35302

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109903 (1-16,1-23,1-30)

NOTICE

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

vs. Plaintiffs

Timothy Neal Brown,  
Houston Brown III,  
Philip Austin Brown and  
Estate of Houston Brown Jr.  
Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND  
CIVIL NO. CAE 13-18421

ORDERED, this 3rd day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 9403 Loughran Road, 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 3rd day of February, 2014 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 3rd day of February, 2014 next.

The report states the amount of sale to be \$395,822.40.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Md.  
  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109835 (1-9,1-16,1-23)

File: PG 13-4157  
  
TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Robert E. Stroup, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

5409 Old Temple Hill Road, Temple Hills, MD 20748 and described as 4th Addn 11,411.0000 Sq. Ft. & Imps. North Pyles Old Lot 2 Assmt \$166,900 Lib 00000 Fl 123 Account No. 500850 in District 06 on the Tax Roll of the Director of Finance,

Defendants  
  
In the Circuit Court for Prince George’s County, Maryland Civil Division  
CAE 13-35305

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109906 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees Plaintiffs

vs.

ROBERT F. PERDUE  
113 Eagle Head Drive  
Fort Washington, MD 20744-5736  
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Civil No. CAE 13-08248

Notice is hereby given this 2nd day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 113 Eagle Head Drive, Fort Washington, MD 20744-5736 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 3rd day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$164,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109833 (1-9,1-16,1-23)

THE

PRINCE GEORGE’S POST

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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  
22705 Aquasco Road, Aquasco, Maryland 20608

By virtue of the power and authority contained in a Deed of Trust from Laura L Johnson, dated June 1, 2007, and recorded in Liber 28418 at folio 248 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

JANUARY 28, 2014  
AT 9:09 AM

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

BEGINNING AT A POINT ON THE WESTERLY SIDE OF AQUASCO ROAD (MD. ROUTE #381), TWENTY (20) FEET FROM THE CENTERLINE, AND BEING SOUTH 87 DEGREE 16 MINUTES 00 SECONDS EAST 30.02 FEET FROM AN IRON PIPE FOUND MARKING THE SOUTH EASTERLY CORNER OF THE LAND OF EUGENE C. GRIMES, JR. ET UX (LIBER 2909, FOLIO 512); THENCE RUNNING ALONG THE AQUASCO ROAD 600.85 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 3,520 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREE 23 MINUTES 56 SECONDS WEST, 600.12 FEET TO A POINT; THENCE LEAVING SAID ROAD AND RUNNING ALONG THE COMMON DIVIDING LINE BETWEEN THE LAND NOW OR FORMERLY OWNED BY DEMARR AND THE LAND, HEREIN BEING DESCRIBED, FOLLOWING THE GENERAL COURSE OF A ROW OF CEDAR TREES NORTH 80 DEGREES 44 MINUTES 00 SECONDS WEST 354.22 FEET TO AN IRON PIN SET NEXT TO A CEDAR TREE AND FENCE LINE; THENCE RUNNING WITH THE LAND OF RICHARD CANTOR (LIBER 6000, FOLIO 282), FOLLOWING THE GENERAL COURSE OF A FENCE LINE NORTH 08 DEGREES 10 MINUTES 00 SECONDS EAST 358.50 FEET TO A STONE AT THE INTERSECTION OF FENCE LINES, THENCE CONTINUING WITH THE SAID LAND OF CANTER, FOLLOWING THE FENCE LINE; THENCE NORTH 88 DEGREES 02 MINUTES 00 SECONDS WEST, 284.76 FEET TO A FENCE POST; THENCE NORTH 88 DEGREES 18 MINUTES 00 SECONDS WEST, 162.60 FEET TO A FENCE LINE CORNER POST AT THE NORTH-WESTERLY CORNER OF THE LAND OF CANTER; THENCE RUNNING WITH THE LAND OF WILLIAM DEMARR (LIBER 2131, FOLIO 282), NORTH 09 DEGREES 22 MINUTES 00 SECONDS EAST, 205.81 FEET TO A STONE FOUND; THENCE SOUTH 89 DEGREES 16 MINUTES 00 SECONDS EAST 92.89 FEET TO A STONE FOUND AT THE SOUTHWESTERLY CORNER OF THE LAND OF EUGENE GRIMES, SR.; THENCE RUNNING WITH THE SAID LAND OF GRIMES AND WITH THE AFORESAID LAND OF EUGENE GRIMES, JR., FOLLOWING A FENCE LINE, SOUTH 87 DEGREES 16 MINUTES 00 SECONDS EAST, 697.49 FEET TO THE POINT OF BEGINNING, CONTAINING 6.86 ACRES OF LAND MORE OR LESS.

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 \$64,000.00 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

109786 (1-9,1-16,1-23)

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

v.  
Alfred J. Szczerbicki, Personal  
Representative for the Estate of  
A. D. Smith  
708 Iona Terrace  
Capitol Heights, MD 20743  
Defendant

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAE 13-03889

Notice is hereby given this 10th day of January, 2014, by the Circuit Court for Prince George's County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 10th day of February, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$95,000.00. The property sold herein is known as 708 Iona Terrace, Capitol Heights, MD 20743.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
110010 (1-16,1-23,1-30)

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

v.  
Marie J. Ramos  
1114 Elwin Road  
Fort Washington, MD 20744  
Defendant

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 13-22180

Notice is hereby given this 13th day of January, 2014, 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 13th day of February, 2014, 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 13th day of February, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$269,319.56. The property sold herein is known as 1114 Elwin Road, Fort Washington, MD 20744.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
110024 (1-16,1-23,1-30)

LEGALS

File: PG 13-3894

TOBIN, O'CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Isaiah J. Gray, Frances A. Nelson, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

1508 Jutewood Avenue, Landover, MD 20785 and described as 10,006.0000 Sq. Ft. & Imps. Englewood Lot 14 Blk A Assmt 100,300 Lib 00000 Fl 114, Account No. 2034569 in District 18 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
CAE 13-35303

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109904 (1-16,1-23,1-30)

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

v.  
James D. Haden  
a/k/a James Duval Haden, Jr.  
554 Wilson Bridge Drive Unit #  
6755 B-1  
Oxon Hill, MD 20745  
Defendant

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 13-18723

Notice is hereby given this 13th day of January, 2014, 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 13th day of February, 2014, 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 13th day of February, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$111,806.97. The property sold herein is known as 554 Wilson Bridge Drive Unit # 6755 B-1, Oxon Hill, MD 20745.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
110022 (1-16,1-23,1-30)

File: PG 13-3750

TOBIN, O'CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Jean H Linn, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

8125 48th Avenue, College Park, MD 20740 and described as Unit 405a 1,572.0000 Sq. Ft. & Imps Parkside At Assmt \$176,000 Lib 00000 Fl 438, Account No. 364244 in District 21 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
CAE 13-35289

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109890 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

BEVERLY J. BROWN-WILLIAMS  
AKA BEVERLY JEAN BROWN  
8104 Grayden Lane  
Brandywine, MD 20613  
Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Civil No. CAEF 13-22042

Notice is hereby given this 13th day of January, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8104 Grayden Lane, Brandywine, MD 20613 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 13th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$439,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109988 (1-16,1-23,1-30)

LEGALS

File: PG 13-3761

TOBIN, O'CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

William C Dickens Jr, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

2005 Napier Drive, District Heights, MD 20747 and described as 11,299.0000 Sq. Ft. & Imps. Norris Pyles Lot 13 Blk E Assmt \$162,500 Lib 00000 Fl 257, Account No. 506287 in District 06 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
CAE 13-35287

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109888 (1-16,1-23,1-30)

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

In The Estate Of:  
CHRISTOPHER JAMES  
THOMAS  
Estate No.: 94256

NOTICE OF JUDICIAL  
PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by JOANNA M. CLARK for Judicial Probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on February 13, 2014 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

110025 (1-16,1-23)

NOTICE

IN THE MATTER OF:  
Vinnette Orlean Gordon-Brown  
FOR THE CHANGE OF  
NAME TO:  
Vinnette Orlean Barkley

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 13-35714

A Petition has been filed to change the name of Vinnette Orlean Gordon-Brown to Vinnette Orlean Barkley.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
109995 (1-16)

File: PG 13-3925

TOBIN, O'CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Clara L. Lawson, Prince George's County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George's County, Maryland known as:

7500 Twining Court, Landover, MD 20785 and described as 10,263.0000 Sq. Ft. & Imps. Willow Hills Lot 15 Blk F Assmt \$204,800 Lib 00000 Fl 654 Account No. 2008241 in District 18 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
CAE 13-35295

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George's County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109896 (1-16,1-23,1-30)

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

In The Estate Of:  
ONEAL RICHBURG  
Estate No.: 95312

NOTICE OF JUDICIAL  
PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a Petition has been filed by DELRAE RICHBURG for Judicial Probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on February 18, 2014 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

110026 (1-16,1-23)

NOTICE

IN THE MATTER OF:  
Bryam David Membreno-Ramos  
FOR THE CHANGE OF  
NAME TO:  
Bryan David Arevalo Ramos

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 13-37923

A Petition has been filed to change the name of (Minor Child) Bryam David Membreno-Ramos to Bryan David Arevalo Ramos.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
109997 (1-16)

THE  
PRINCE GEORGE'S POST

Call 301-627-0900 Ffax 301-627-6260

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  
5452 85th Avenue, #T3, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Fannie Mae Jackson, dated February 5, 2008, and recorded in Liber 29404 at folio 370 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

JANUARY 21, 2014  
AT 9:02 AM

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

UNIT NUMBER 5452-T3 IN THE SUBDIVISION KNOWN AS CARROL-LAN GARDENS CONDOMINIUM AS PER PLAT. RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND IN PLAT BOOK NLP 112 AT PLATS 59 THROUGH 68, AMONG THE RECORDS. BEING IN THE 20TH 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

109700 (1-2,1-9,1-16)

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

7802 BEECHNUT RD.  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated March 11, 2008 and recorded in Liber 29542, Folio 572 among the Land Records of Prince George's Co., MD, with an original principal balance of \$245,000.00 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

JANUARY 22, 2014 AT 11:02 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 \$31,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

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

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

109718 (1-2,1-9,1-16)

THE  
PRINCE GEORGE'S POST

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  
5402 85th Avenue, Unit 101, New Carrollton, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Zelika W. Compaore, dated May 18, 2006, and recorded in Liber 25352 at folio 163 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

JANUARY 21, 2014  
AT 9:21 AM

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

UNIT NUMBERED 5402-101 IN A SUBDIVISION KNOWN AS "CARROL-LAN GARDENS, A CONDOMINIUM", AS PER PLATS THEREOF RECORDED IN PLAT BOOK NLP 112 AT PLATS 59 THROUGH 68 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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 \$12,000.00 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

109767 (1-2,1-9,1-16)

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

620 AVIS DR.  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 22, 2005 and recorded in Liber 23994, Folio 328 among the Land Records of Prince George's Co., MD, with an original principal balance of \$240,000.00 and an original interest rate of 7.23% 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

FEBRUARY 4, 2014 AT 11:28 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 \$35,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109939 (1-16,1-23,1-30)

To Subscribe



CALL  
301.627.0900  
email [brendapgp@gmail.com](mailto:brendapgp@gmail.com)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
1826 Metzertott Road, # A-5, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Karina I. Torres Vasquez and Gerardo Escobar Aguilar, dated February 22, 2008, and recorded in Liber 29523 at folio 525 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

JANUARY 28, 2014  
AT 9:07 AM

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

BEING KNOWN AND DESIGNATED AS UNIT NO. A-5 AND BUILDING UNIT NO. 17 IN A CONDOMINIUM KNOWN AS "PRESIDENTIAL PARK CONDOMINIUM", AS ESTABLISHED BY A CONDOMINIUM DECLARATION RECORDED IN LIBER 5423 AT FOLIO 767, AND AS SHOWN ON THE CONDOMINIUM PLAT RECORDED IN PLAT BOOK NLP 110, AS PLATS 16 THROUGH 45, BOTH INCLUSIVE, ALL AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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 \$19,000.00 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

109784 (1-9,1-16,1-23)

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  
2710 Kelner Drive, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Rudell E Molock Jr, dated March 15, 2007, and recorded in Liber 29019 at folio 086 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

JANUARY 21, 2014  
AT 9:19 AM

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

ALL THAT PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, AND BEING DESCRIBED AS FOLLOWS, TO WIT: LOT NUMBERED TEN (10) IN BLOCK NUMBERED THREE (3) IN THE SUBDIVISION KNOWN AS "ROYALE GARDENS" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OR PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK W. W.W. 43, AT PLAT NO. 74 THE IMPROVEMENTS THEREON BEING KNOWN AS 2710 KELNER DRIVE, HYATTSVILLE, MARYLAND - 20785.

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

109715 (1-2,1-9,1-16)

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LEGALS

File: PG 13-3705

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff  
vs.

Romeo I. Rodriguez, Jose M. Mar-avilla, Reina Isabel Rodriguez, Bank of America, NA, PRLAP, Inc., Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

907 Larchmont Avenue, Capitol Heights, MD 20743 and described as Lots 13.14 4,000.0000 Sq. Ft. & Imps. Blk 15 Assmt \$137,900 Lib 00000 Fl 000 Account No. 2069409 in District 18 on the Tax Roll of the Director of Finance,

Defendants  
**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35292**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109893 (1-16,1-23,1-30)

LEGALS

File: PG 13-3702

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff  
vs.

Har Zion Congregation Inc., Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

801 Abel Avenue, Capitol Heights, MD 20743 and described as Pt Lots 1 Thru 5 8,273.0000 Sq. Ft. & Imps. Blk 22 Assmt \$83,667 Lib 00000 Fl 000 Account No. 2037406 in District 18 on the Tax Roll of the Director of Finance,

Defendants  
**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35293**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109894 (1-16,1-23,1-30)

LEGALS

File: PG 13-3923

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff  
vs.

Glennelia Gabriel, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

7107 East Forest Road, Landover, MD 20785 and described as 5,500.0000 Sq. Ft. & Imps. Kentland Lot 13 Blk A Assmt \$93,800 Lib 00000 Fl 331 Account No. 1503267 in District 13 on the Tax Roll of the Director of Finance,

Defendants  
**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35296**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109897 (1-16,1-23,1-30)

LEGALS

File: PG 13-3824

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff  
vs.

Personal Representative of the Estate of Charles White, Charles White, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

9704 Jacqueline Drive, Fort Washington, MD 20744 and described as 12,523.0000 Sq. Ft. & Imps. Rose Valley Lot 1 Blk K assmt 218,600 LIB 00000 Fl 062, Account No. 355727 in District 05 on the Tax Roll of the Director of Finance,

Defendants  
**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35618**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109920 (1-16,1-23,1-30)

LEGALS

File: PG 13-3755

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff  
vs.

Personal Representative of the Estate of Matthew S. Walker, Matthew S. Walker, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

9510 Rhode Island Avenue, College Park, MD 20740 and described as - ncoa 2nd 2010 - 6,252.0000 Sq. Ft. & Imps. Hollywood One The Lot 53 Blk 19 Assmt \$314,100 Lib 00000 Fl 537, Account No. 2352557 in District 21 on the Tax Roll of the Director of Finance,

Defendants  
**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35279**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109880 (1-16,1-23,1-30)

LEGALS

File: PG 13-3558

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff  
vs.

Ruojie Xu, Woodland Lake Condominiums at Bowie New Town L.L.C., Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

15616 Everglade Lane, Bowie, MD 20716 and described as UNIT 201 T-DT S/B 08/26/04 L20208 F613 1,175.0000 Sq. Ft. & Imps. Bowie Towers Condo Assmt \$170,000\* Account No.3582202 in District 07 on the Tax Roll of the Director of Finance,

Defendants  
**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35301**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109902 (1-16,1-23,1-30)

LEGALS

NOTICE

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

Substitute Trustees  
Plaintiffs  
vs.

DOUGLAS E GASTON  
1911 Colette Terrace  
District Heights, MD 20747

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-27269**

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1911 Colette Terrace, District Heights, MD 20747 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$105,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109961 (1-16,1-23,1-30)

LEGALS

NOTICE

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

Substitute Trustees  
Plaintiffs  
vs.

ANTONIO GILLIAM  
2512 Markham Lane, Unit #2  
Hyattsville, MD 20785

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-22040**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2512 Markham Lane, Unit #2, Hyattsville, MD 20785 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

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

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109951 (1-16,1-23,1-30)

LEGALS

NOTICE

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

Substitute Trustees  
Plaintiffs  
vs.

IONEL GIOVANNI STRATULAT  
4000 35th Street  
Mount Rainier, MD 20712

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-27364**

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4000 35th Street, Mount Rainier, MD 20712, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$257,577.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109952 (1-16,1-23,1-30)

LEGALS

NOTICE

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

Substitute Trustees  
Plaintiffs  
vs.

RONALD S. ANDREWS  
16507 Eldbridge Lane  
Bowie, MD 20716

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAE 13-04748**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 16507 Eldbridge Lane, Bowie, MD 20716 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$213,889.47.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109963 (1-16,1-23,1-30)

LEGALS

NOTICE

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

Substitute Trustees  
Plaintiffs  
vs.

PATRICIA E MEZU  
1219 Northern Lights Drive  
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-27405**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1219 Northern Lights Drive, Upper Marlboro, MD 20774 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$295,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109974 (1-16,1-23,1-30)

LEGALS

NOTICE

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

Substitute Trustees  
Plaintiffs  
vs.

CARL V. ALLEN  
5002 Roseld Court  
Oxon Hill, MD 20745

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-22299**

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5002 Roseld Court, Oxon Hill, MD 20745 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$44,985.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109958 (1-16,1-23,1-30)

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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**

**12303 WELLING LA.  
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated June 14, 2006 and recorded in Liber 25381, Folio 395 among the Land Records of Prince George's Co., MD, with an original principal balance of \$320,000.00 and an original interest rate of 7.0% 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

**JANUARY 22, 2014 AT 11:14 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 \$36,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

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

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

109730 (1-2,1-9,1-16)

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**

**16807 COVER CT.  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated September 29, 2006 and recorded in Liber 26435, Folio 355 among the Land Records of Prince George's Co., MD, with an original principal balance of \$629,900.00 and an original interest rate of 6.87500% 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

**FEBRUARY 4, 2014 AT 11:26 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 \$60,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109937 (1-16,1-23,1-30)

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**

**13912 BURNISHED WOOD CT.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated April 23, 2007 and recorded in Liber 27739, Folio 498 among the Land Records of Prince George's Co., MD, with an original principal balance of \$612,000.00 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

**JANUARY 22, 2014 AT 11:16 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 \$59,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

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

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

109732 (1-2,1-9,1-16)

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**

**6618 GREENVALE PKWY.  
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust dated June 15, 2006 and recorded in Liber 25852, Folio 243 among the Land Records of Prince George's Co., MD, with an original principal balance of \$233,100.00 and an original interest rate of 7.15% 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

**FEBRUARY 4, 2014 AT 11:27 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 the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109938 (1-16,1-23,1-30)

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**

**7805 CLAUDIA DR.  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated June 11, 2007 and recorded in Liber 28479, Folio 491 among the Land Records of Prince George's Co., MD, with an original principal balance of \$525,000.00 and an original interest rate of 1.24% 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

**JANUARY 22, 2014 AT 11:17 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 follows: BEING KNOWN AND DESIGNATED AS LOT NUMBERED THIRTEEN (13) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "BLOCKS A THRU D, ROBIN HOOD PLAINS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 62 AT PLAT 19, BEING IN THE 12TH ELECTION DISTRICT, TAX ID NUMBER: 12-1209790. PROPERTY ADDRESS: 7805 CLAUDIA DRIVE, OXON HILL, MD 20745.

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 \$30,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

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

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

109733 (1-2,1-9,1-16)

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**

**11200 PROSPECT HILL RD.  
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust dated November 30, 2004 and recorded in Liber 21360, Folio 247 among the Land Records of Prince George's Co., MD, with an original principal balance of \$548,400.00 and an original interest rate of 3.50% 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

**JANUARY 22, 2014 AT 11:13 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 \$61,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

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

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

109729 (1-2,1-9,1-16)





LEGALS

File: PG 13-4147

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

**ORDER OF PUBLICATION**  
US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Maurine L. Hill, United Mortgage-a division of Margaretten & Company, Inc., Lender, George A. Resta, Trustee, Allan B. Bernstein, Trustee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

4007 Lyons Street, Temple Hills, MD 20748 and described as 4,070.0000 Sq. Ft. & Imps. Hillcrest Heights Lot Blk A Assmt \$126,100 Lib 00000 Fl 380 Account No. 492207 in District 06 on the Tax Roll of the Director of Finance,

Defendants  
**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35306**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109907 (1-16,1-23,1-30)

File: PG 13-3877

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

**ORDER OF PUBLICATION**  
US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Personal Representative of the Estate of Betty J Watson, Laurence A Watson Jr., Betty J Watson, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

6205 Queens Chapel Road, Hyattsville, MD 20782 and described as Lot 11 Ex 130 Sq. Ft. (fin No Chg Rea 07) 5,265.0000 Sq.Ft. & Imps. Jenkins Sub Of Blk A Assmt \$237,200 Lib 00000 Fl 208 Account No. 1830272 in District 16 on the Tax Roll of the Director of Finance,

Defendants  
**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35304**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109905 (1-16,1-23,1-30)

LEGALS

File: PG 13-4142

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

**ORDER OF PUBLICATION**  
US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Kimberly A. Gordon, Wesley J Adams, Lender, Herbert Cole, Trustee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

3332 Huntley Square Drive, Temple Hills, MD 20748 and described as Unit 3332-t-2 2,023.0000 Sq. Ft. & Imps. Huntley Square Assmt \$112,0000 Lib 00000 Fl 368, Account No. 1273671 in District 12 on the Tax Roll of the Director of Finance,

Defendants  
**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35307**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109908 (1-16,1-23,1-30)

LEGALS

File: PG 13-3567

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

**ORDER OF PUBLICATION**  
US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

L. Fitzhugh Reese, Amy Reese, Alliance Bank, North Oak Professional Park Townhouse Condominium, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

3016 Mitcheville Road, Bowie, MD 20716 and described as UNIT 3016-2022,639.0000 Sq. Ft. & Imps. North Oak Assmt \$135,000 Lib 00000 Fl 178, Account No. 686485 in District 07 on the Tax Roll of the Director of Finance,

Defendants  
**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35282**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109883 (1-16,1-23,1-30)

Personal Representative of the Estate of Lillie McGee, Lillie McGee, Shante Marie McGee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

7021 Nimitz Drive, District Heights, MD 20747 and described as 8,842.0000 Sq. Ft. & Imps. District Heights Lot 11Blk W Assmt \$136,600 Lib 00000 Fl 452, Account No. 511246 in District 06 on the Tax Roll of the Director of Finance,

Defendants  
**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35283**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109884 (1-16,1-23,1-30)

LEGALS

NOTICE

Laura H. G. O’Sullivan, et al.,  
Substitute Trustees  
vs.  
Elias Tefera and  
Woinshet Alemu  
Defendants  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAEF 13-23504**

ORDERED, this 6th day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4225 Medallion Drive, Silver Spring, Maryland 20904 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 6th day of February, 2014 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 6th day of February, 2014, next.

The report states the amount of sale to be \$449,467.00.  
Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109852 (1-16,1-23,1-30)

NOTICE

Laura H. G. O’Sullivan, et al.,  
Substitute Trustees  
vs.  
Francisca Dadzie and  
Bruno Augustine  
Defendants  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAEF 13-28934**

ORDERED, this 8th day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 11310 Cherry Hill Road #101, Beltsville, Maryland 20705 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 10th day of February, 2014 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 10th day of February, 2014, next.

The report states the amount of sale to be \$64,000.00.  
Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109947 (1-16,1-23,1-30)

NOTICE

Laura H. G. O’Sullivan, et al.,  
Substitute Trustees  
vs.  
Estate of Edward Menard and  
Estate of Ellen M Menard  
Defendants  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAEF 13-27306**

ORDERED, this 8th day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 123 Appletree 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 10th day of February, 2014 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 10th day of February, 2014, next.

The report states the amount of sale to be \$110,038.70.  
Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109946 (1-16,1-23,1-30)

NOTICE

Laura H. G. O’Sullivan, et al.,  
Substitute Trustees  
vs.  
Francoise Ngo Mbong Nonga  
Defendant  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAEF 13-27125**

ORDERED, this 8th day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1836 Metzzerott Road T7, Adelphi, Maryland 20783 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 10th day of February, 2014 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 10th day of February, 2014, next.

The report states the amount of sale to be \$36,796.30.  
Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109944 (1-16,1-23,1-30)

NOTICE

Laura H. G. O’Sullivan, et al.,  
Substitute Trustees  
vs.  
Carlos Juarez and  
Claudia Castro  
Defendants  
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND**  
**CIVIL NO. CAEF 13-28933**

ORDERED, this 8th day of January, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2808 Birds Eye Lane, Bowie, Maryland 20715 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 10th day of February, 2014 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 10th day of February, 2014, next.

The report states the amount of sale to be \$265,000.00.  
Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109943 (1-16,1-23,1-30)

THE  
PRINCE GEORGE’S POST

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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  
27 Joyceton Terrace, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Denise Wiggins and Derrick Wiggins, dated December 13, 2005, and recorded in Liber 24589 at folio 014 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

JANUARY 21, 2014  
AT 9:07 AM

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

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING SITUATE IN THE COUNTY OF PRINCE GEORGE'S MARYLAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 4-9, IN BLOCK 11, IN A SUBDIVISION KNOWN AS "PLAT 55, KETTERING", AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 95 AT PLAT NUMBERED 71 AMONG THE LAND RECORDS OF PRINCE GEORGE'S MARYLAND; BEING IN THE 13TH ELECTION DISTRICT OF SAID COUNTY. BEING THE SAME PROPERTY, WHICH BY DEED, WAS CONVEYED ON JULY 31, 2000 AND RECORDED IN LIBER 14014 AT FOLIO 316 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND FROM THERESA S. WALKER N.K.A. THERESA L. STURDIVANT TO THERESA L. STURDIVANT.

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 \$28,000.00 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

109766 (1-2,1-9,1-16)

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  
22828 Aquasco Road, Aquasco, Maryland 20608

By virtue of the power and authority contained in a Deed of Trust from Duncan Carver and Iris Carver, dated May 18, 2006, and recorded in Liber 25152 at folio 210 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

JANUARY 28, 2014  
AT 9:08 AM

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

BEGINNING AT AN IRON PIPE LOCATED SOUTH 76 DEGREES 52 MINUTES EAST 121.0 FEET FROM AN IRON PIPE AND STONE ON THE NORTH LINE OF THE PETER BROOKS PROPERTY AND THE SOUTH LINE OF WALTER S. YOUNG (LIBER 79, AT FOLIO 58); LIBER 400, AT FOLIO 257) AND RUNNING SOUTH 76 DEGREES 52 MINUTES EAST 230.0 FEET TO AN IRON PIPE, THENCE THROUGH THE BROOKS TRACT SOUTH 13 DEGREES 08 MINUTES WEST 200.0 FEET TO AN IRON PIPE, THENCE NORTH 76 DEGREES 52 MINUTES WEST 230.00 FEET TO AN IRON PIPE, NORTH 13 DEGREES 08 MINUTES EAST 200.0 FEET TO THE POINT OF BEGINNING.

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 \$19,000.00 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

109785 (1-9,1-16,1-23)

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

1615 TULIP AVE.  
DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated October 19, 2004 and recorded in Liber 21241, Folio 1 among the Land Records of Prince George's Co., MD, with an original principal balance of \$118,788.00 and an original interest rate of 6.00% 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

FEBRUARY 4, 2014 AT 11:16 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 \$12,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109927 (1-16,1-23,1-30)

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

4401 LAKEVIEW DR.  
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated March 15, 1999 and recorded in Liber 12969, Folio 264 among the Land Records of Prince George's Co., MD, with an original principal balance of \$35,000.00 and an original interest rate of 9.50000% 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

FEBRUARY 4, 2014 AT 11:19 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.

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109930 (1-16,1-23,1-30)

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

2833 FOREST RUN DR., UNIT # A  
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated November 17, 2006 and recorded in Liber 27323, Folio 615 among the Land Records of Prince George's Co., MD, with an original principal balance of \$305,400.00 and an original interest rate of 6.875% 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

FEBRUARY 4, 2014 AT 11:18 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 2833A, in Condominium Phase Three (3), The Avenue at Forest Run 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 \$32,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109929 (1-16,1-23,1-30)

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

1205 PENNYPACKER LA.  
A/R/T/A 1205 PENNY PACKER LA.  
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated July 31, 2006 and recorded in Liber 25705, Folio 9 among the Land Records of Prince George's Co., MD, with an original principal balance of \$344,000.00 and an original interest rate of 6.875% 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

FEBRUARY 4, 2014 AT 11:17 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 \$40,000 in the form of certified check, cashier's check or money order (NO CASH WILL BE ACCEPTED) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109928 (1-16,1-23,1-30)



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
12034 Beltsville Drive, Beltsville, Maryland 20705

By virtue of the power and authority contained in a Deed of Trust from Francisca M Branch and Roberto Carlos Sosa, dated June 5, 2006, and recorded in Liber 25361 at folio 216 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

JANUARY 21, 2014  
AT 9:20 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FOUR (4) IN BLOCK "BB" AS SHOWN ON THE PLAT ENTITLE, "PLAT OF CORRECTION, PLAT ONE, BLOCKS A, B, C, D, E, V, W, X, Y, Z A-A AND B-B, "CALVERTON TOWNES" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN PLAT BOOK NLP 116, FOLIO 77. BEING IN THE 1ST ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY AND BEARING AN ADDRESS OF 12035 BELTSVILLE DRIVE, BELTSVILLE, MD 20705.

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

109752 (1-2,1-9,1-16)

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  
624 Opus Avenue, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Wayne Sealey, dated December 6, 2004, and recorded in Liber 33421 at folio 469 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

JANUARY 21, 2014  
AT 9:15 AM

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

LOTS NUMBERED TWENTY THREE (23), TWENTY FOUR (24), AND TWENTY FIVE (25), IN BLOCK NUMBERED FORTY FIVE (45), IN A SUBDIVISION KNOWN AS "OTWAY B, ZANTZINGER'S SUBDIVISION OF CAPITOL HEIGHTS" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A" AT PLAT NO. 76, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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

109712 (1-2,1-9,1-16)

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  
12803 CHEVAL CT.  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated November 30, 2006 and recorded in Liber 26956, Folio 136 among the Land Records of Prince George's Co., MD, with an original principal balance of \$224,000.00 and an original interest rate of 4.9000% 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

JANUARY 28, 2014 AT 11:20 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 \$29,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109818 (1-9,1-16,1-23)

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  
8311 Donoghue Drive, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Erica S. Robinson, dated July 23, 1999, and recorded in Liber 13266 at folio 607 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

JANUARY 28, 2014  
AT 9:00 AM

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

LOT NUMBERED SIX (6), IN BLOCK NUMBERED THIRTY-TWO (32), IN THE SUBDIVISION KNOWN AS "SECTION 13, CARROLLTON", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 3 AT PLAT 75, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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 8.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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

109778 (1-9,1-16,1-23)

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  
15113 Joppa Place, Bowie, Maryland 20721

By virtue of the power and authority contained in a Deed of Trust from Nicole N. Williams nka Nicole N. Kenan and Andre L Kenan, dated September 20, 2005, and recorded in Liber 23514 at folio 735 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

JANUARY 21, 2014  
AT 9:13 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FORTY-TWO (42) IN BLOCK LETTERED "D" IN THE SUBDIVISION KNOWN AS "PLAT FOUR, COLLINGTON STATION", AS PER PLAT THEREOF RECORDED IN PLAT BOOK N.L.P. NO. 145 AT PLAT NO. 49 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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

109710 (1-2,1-9,1-16)

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  
1547 Karen Boulevard, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Ondrea L Green and Brenda A Green, dated December 21, 2004, and recorded in Liber 21586 at folio 156 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

JANUARY 28, 2014  
AT 9:10 AM

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

LOT NUMBERED FORTY-ONE (41), IN THE SUBDIVISION KNOWN AS "PLAT TWO, THE TOWNS AT WALKER MILL", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND, IN PLAT BOOK NLP 129, AT PLAT 3.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$7,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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

109787 (1-9,1-16,1-23)

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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**

**12903 CHALFONT AVE.  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated May 7, 2008 and recorded in Liber 30095, Folio 111 among the Land Records of Prince George's Co., MD, with an original principal balance of \$233,239.00 and an original interest rate of 6.875% 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

**JANUARY 28, 2014 AT 11:18 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 \$20,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109816 (1-9,1-16,1-23)

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**

**7602 INGRID PL.  
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated September 23, 2008 and recorded in Liber 30053, Folio 752 among the Land Records of Prince George's Co., MD, with an original principal balance of \$213,904.00 and an original interest rate of 4.00000% 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

**JANUARY 28, 2014 AT 11:23 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 the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109821 (1-9,1-16,1-23)

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**

**5653 ROCK QUARRY TERR.  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated November 9, 2009 and recorded in Liber 31349, Folio 146 among the Land Records of Prince George's Co., MD, with an original principal balance of \$195,617.00 and an original interest rate of 5.375% 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

**JANUARY 28, 2014 AT 11:19 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 the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109817 (1-9,1-16,1-23)

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**

**6953 AQUAMARINE CT.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated January 24, 2008 and recorded in Liber 29463, Folio 724 among the Land Records of Prince George's Co., MD, with an original principal balance of \$263,500.00 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

**JANUARY 28, 2014 AT 11:22 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 the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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

Note: If the Circuit Court for Prince George's County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109820 (1-9,1-16,1-23)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KATIE MAE MCKINNEY**

Notice is given that Beverly Sanders whose address is 8521 Greenbelt Road #202, Greenbelt, MD 20770, was on December 17, 2013 appointed personal representative of the small estate of Katie Mae McKinney, who died on October 12, 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 within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the 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.

**BEVERLY SANDERS**  
Personal Representative

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

110027 Estate No. 95302 (1-16)

NOTICE

IN THE MATTER OF:  
**Carlos Antonio  
Sandoval Velasquez**

FOR THE CHANGE OF  
NAME TO:  
**Carlos Antonio Velasquez**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 13-37161**

A Petition has been filed to change the name of (Minor Child) Carlos Antonio Sandoval Velasquez to Carlos Antonio Velasquez.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
109996 (1-16)

MILTON D. JERNIGAN, II, Esquire  
McNamee Hosea Jernigan Kim  
Greenan & Lynch, P.A.  
888 Bestgate Road, Suite 304  
Annapolis, MD 21401  
410-266-9909

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HARRY L. VERNON**

Notice is given that Jean A. Desimone whose address is 11 Ali Drive, Middletown, MD 21769 and Carolyn J. Francella whose address is 12131 Ten Penny Lane, Lusby, MD 20657, were on December 30, 2013 appointed co-personal representatives of the small estate of Harry V. Vernon who died on Mrch 19, 1988, 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 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 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 decedent's death; or

(2) Thirty days 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 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.

**JEAN A. DESIMONE  
CAROLYN J. FRANCELLA**  
Co-Personal Representatives

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

110028 Estate No. 95230 (1-16)

NOTICE

IN THE MATTER OF:  
**Bilikis Mosunmola Kazeem**

FOR THE CHANGE OF  
NAME TO:  
**Bilikis Mosunmola Adeyanju**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 13-38404**

A Petition has been filed to change the name of Bilikis Mosunmola Kazeem to Bilikis Mosunmola Adeyanju.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
110000 (1-16)

LEGALS

ADVERTISEMENT

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

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

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
*S14-013	Pneumatic Tire Collection, Disposition & Reuse	Pre-Bid Conference: 1/30/14 @ 10:00 a.m. Opens: 2/13/14 at 3:00 p.m.	\$5.50
C14-060	Uniforms (Sheriff)	Pre-Bid Conference: 02/04/14@10:00 a.m. Opens: 02/19/14 @ 3:00 p.m.	\$5.50
C14-041	Police Supplies	Pre-Bid Conference: 02/04/14@11:00 a.m. Opens: 02/20/14 @ 3:00 p.m.	\$5.50

**PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION**

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

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

Bidding documents containing instructions to bidders and specifications (**excluding construction documents**) may be reviewed and/or downloaded through the County's website [www.princegeorgescountymd.gov](http://www.princegeorgescountymd.gov). Documents may also be obtained from the Prince George's County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George's County Government. Special ADA accommodations may be made by writing or calling the same office. For information on the latest bid/proposal solicitations call the Bid Hotline (301) 883-6128.

—By Authority Of—  
Rushern L. Baker, III  
County Executive

109987 (1-16)





LEGALS

File: PG 13-3753

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Jose B Iraheta, The Bank of New York Mellon, George H. Mantakos, Trustee, Robert P. Warr, Trustee, Mortgage Electronic Registration Systems, Inc., Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

8907 48th Avenue, College Park, MD 20740 and described as W Half Lt 2,3 EX Sw Cor Eq 67 6SF & Pt of E Half Its 2,3 Eq 291 291 8,073.0000 Sq. Ft. & Imps. Bewley Estates Assmt \$208,700 Lib 00000 Fl 099, Account No. 2393775 in District 21 on the Tax Roll of the Director of Finance,

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35288**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109889 (1-16,1-23,1-30)

File: PG 13-3915

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Gessie E Hill, Personal Representative of the Estate of John Daniel Hill, John Daniel Hill, Bank of America NA, successor by merger to Nationsbank, NA, PRLAP, Inc., as successor to TIM, Inc., Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

6109 Reed Street, Landover, MD 20785 and described as 5,668.0000 Sq. Ft. & Imps. Englewood-resub Lot 107 Blk C Assmt \$114,400 Lib 00000 Fl 650, Account No. 2042331 in District 18 on the Tax Roll of the Director of Finance,

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35297**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109898 (1-16,1-23,1-30)

File: PG 13-3580

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Mario R. Minor, Charida L. Cowans-Minor, Intervale Mortgage Corporation, William A. Markwat, Trustee, Mortgage Electronic Registration Systems, Inc., Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

700 Lisle Drive, Bowie, MD 20721 and described as Plat 10 2,250.0000 Sq. Ft. & Imps. Arbor Park Lot 17 Blk H Assmt \$193,500 Lib 00000 Fl 297, Account No. 1527357 in District 13 on the Tax Roll of the Director of Finance,

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35281**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109882 (1-16,1-23,1-30)

LEGALS

File: PG 13-3775

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Sharmaine E Rogers, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

5207 Stoney Meadow Drive, District Heights, MD 20747 and described as Plat 3 1500.0000 Sq. Ft. & Imps. Regency Meadows Lot 151 Assmt \$154,100 Lib 00000 Fl 000, Account No. 518589 in District 06 on the Tax Roll of the Director of Finance,

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35285**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109886 (1-16,1-23,1-30)

LEGALS

File: PG 13-3710

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Janet E. Tuma, John Hanson Savings & Loan Inc., Bank of America, PRLAP, Inc., Charles A. Dukes, Jr., Trustee, Gerald A. Cousino, Trustee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

10414 Angora Drive, Cheltenham, MD 20623 and described as 10,875.0000 Sq. Ft. & Imps. Rolling Acres Park Lot 5 Blk A Assmt \$197,200 Lib 00000 Fl 008, Account No. 1188069 in District 11 on the Tax Roll of the Director of Finance,

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35291**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109892 (1-16,1-23,1-30)

File: PG 13-3783

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Sabrina D Gaines, Citifinancial, Inc, Eagle Bank, Thomas Mee, Trustee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

6803 Marlboro Pike, District Heights, MD 20747 and described as Lot 4 Ex 1104 SQ Ft At Fr 10,211.0000 Sq. Ft. & Imps. Hartman Assmt \$356,133 Lib 00000 Fl 257, Account No. 579177 in District 06 on the Tax Roll of the Director of Finance,

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35284**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109885 (1-16,1-23,1-30)

LEGALS

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

IOLA T. MARTIN  
13712 Orme Road  
Brandywine, MD 20613

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-22181**

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 13712 Orme Road, Brandywine, MD 20613 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$530,640.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109950 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

FRANK JAMES JOHNSON  
VICTORIAL JOHNSON  
2407 Iverson Street, Unit # 2407  
irta 2407 Iverson Street  
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-27265**

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2407 Iverson Street, Unit # 2407, irta 2407 Iverson Street, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$37,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109960 (1-16,1-23,1-30)

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

v.

Abou Sylla  
Lacina Ouattara  
8120 Mandan Terrace  
Greenbelt, MD 20770

Defendants

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAEF 13-30455**

Notice is hereby given this 9th day of January, 2014, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 10th day of February, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$352,174.26. The property sold herein is known as 8120 Mandan Terrace, Greenbelt, MD 20770.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109969 (1-16,1-23,1-30)

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

v.

Charles Daryl Kirks  
Deborah A. Kirks  
5008 Ravenswood Road  
Riverdale MD 20737

Defendants

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAE 13-14704**

Notice is hereby given this 8th day of January, 2014, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 10th day of February, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$243,572.02. The property sold herein is known as 5008 Ravenswood Road, Riverdale MD 20737.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109968 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

DOVI AKOUMANY  
AFIAVI AKOUMANY  
12520 Chelton Lane  
Bowie, MD 20715

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAE 12-25069**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 12520 Chelton Lane, Bowie, MD 20715 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$227,800.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109970 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

MARCELLUS R.TYLER, SR.  
3504 Lumar Drive  
Fort Washington, a/r/t/a  
Oxon Hill, MD 20744

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAE 13-18228**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3504 Lumar Drive, Fort Washington, a/r/t/a Oxon Hill, 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 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$350,709.06.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109962 (1-16,1-23,1-30)

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

3603 OAKLAWN RD.  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated February 14, 2007 and recorded in Liber 27212, Folio 65 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$169,400.00 and an original interest rate of 6.25000% 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

FEBRUARY 4, 2014 AT 11:10 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 the form of certified check, cashier’s check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

Note: If the Circuit Court for Prince George’s County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109921 (1-16,1-23,1-30)

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

5504 KAREN ELAINE DR, UNIT #939  
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated September 14, 2005 and recorded in Liber 24348, Folio 291 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$68,000.00 and an original interest rate of 0.0325% 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

JANUARY 22, 2014 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 described as Unit Numbered Nine Hundred Thirty-Nine (939) in Frenchmans Creek 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 \$6,000 in the form of certified check, cashier’s check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

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

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

109716 (1-2,1-9,1-16)

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

5707 66TH AVE.  
RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated April 16, 2004 and recorded in Liber 19780, Folio 449 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$180,500.00 and an original interest rate of 5.00000% 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

JANUARY 22, 2014 AT 11:10 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 \$18,000 in the form of certified check, cashier’s check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

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

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

109726 (1-2,1-9,1-16)

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

7805 SUITER WAY  
HYATTSVILLE A/R/T/A LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated January 6, 2006 and recorded in Liber 24349, Folio 496 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$237,500.00 and an original interest rate of 4.25% 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

JANUARY 22, 2014 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 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 \$30,000 in the form of certified check, cashier’s check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

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

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

109717 (1-2,1-9,1-16)

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

3400 RUTGERS ST.  
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated June 3, 2005 and recorded in Liber 22863, Folio 24 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$119,500.00 and an original interest rate of 5% 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

JANUARY 22, 2014 AT 11:11 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 \$14,000 in the form of certified check, cashier’s check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

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

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

109727 (1-2,1-9,1-16)

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

14400 DARREN CT.  
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated July 31, 2006 and recorded in Liber 26136, Folio 419 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$816,000.00 and an original interest rate of 7.0% 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

FEBRUARY 4, 2014 AT 11:11 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 \$82,000 in the form of certified check, cashier’s check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-COMING SALES

Note: If the Circuit Court for Prince George’s County is closed at the time of the scheduled foreclosure sale, the sale of said property will occur on the next day that the Court is open, at the time originally scheduled.

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

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

109922 (1-16,1-23,1-30)



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 LANDOVER METRO AREA  
AND MD 202 CORRIDOR 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 Landover Metro Area and MD 202 Corridor 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 528 acres, including the Landover Road (MD 202) corridor right-of-way from slightly west of the Baltimore-Washington Parkway (MD 295) to Barlowe Road, and the commercial, multifamily, institutional, and industrial properties immediately adjacent to the corridor between the two intersections. This public hearing is part of a process leading to the approval of a sector plan and sectional map amendment that builds upon certain recommendations of the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*, and will otherwise replace portions of the 1994 *Approved Bladensburg-New Carrollton and Vicinity Master Plan and Sectional Map Amendment*, the 2002 *Prince George’s County Approved General Plan*, and other approved master and sector plans which affect the plan area.

PUBLIC HEARING DATE/TIME:

Tuesday, February 18, 2014, at 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 interested persons the opportunity to express their views concerning the Preliminary Sector Plan and Proposed Sectional Map Amendment.

The Preliminary Landover Metro Area and MD 202 Corridor Sector Plan and Proposed Sectional Map Amendment may be viewed online at <http://www.pgplanning.org/lmamd202.html>. Copies of the preliminary sector plan and proposed sectional map amendment are also available at no cost at the following locations beginning Wednesday, January 8, 2014:

Office of the Clerk of the County Council  
County Administration Building  
Second Floor  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
Phone: 301-952-3600

Kentland Community Center  
2411 Pinebrook Avenue  
Landover, Maryland 20785  
Phone: 301-386-2278

The Maryland-National Capital Park and Planning Commission  
Planning Information Services, Lower Level  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
Phone: 301-952-3208  
TTY: 301-952-4366

IMPORTANT NOTICE TO RESIDENTS, BUSINESSES, AND  
PROPERTY OWNERS:

THIS JOINT PUBLIC HEARING IS IMPORTANT TO PERSONS OWNING LAND IN THE SECTOR PLAN AREA BECAUSE THE PLAN ESTABLISHES POLICIES WHICH WILL HELP DEFINE THE TYPE, AMOUNT, CHARACTER, AND LOCATION OF FUTURE DEVELOPMENT. IN ADDITION, PROPOSED ZONING CHANGES ARE IDENTIFIED IN THE SECTIONAL MAP AMENDMENT PORTION OF THE PLAN DOCUMENT.

Individuals and representatives of community organizations who wish to speak at the February 18, 2014, joint public 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. Individual speakers and representatives from a group or groups will be limited to three (3) minutes.

NOTICE OF AFFIDAVIT REQUIREMENTS PURSUANT  
TO STATE LAW

If you intend to provide oral testimony at the public hearing, file a written statement in the official record, or submit 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.

Deadlines to Request a More Intense Zoning District

- In order to provide oral testimony requesting zoning intensification at the February 18, 2014, joint public hearing, 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 January 17, 2014.**
- If you **have** not filed an affidavit 30 days before the joint public hearing, and you intend to request zoning intensification, you may submit **written testimony** to the joint public hearing record concerning the request for zoning intensification. However, you must still 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 February 26, 2014.**
- Failure to timely file an affidavit(s) may delay or prohibit consideration of your zoning or land use request. Instructions for filing **affidavit forms are available at the locations** noted above, as well as online at <http://ethics.gov.state.md.US/pages/local%20government.htm> (See Prince George’s County at bottom of the webpage).

Communication with County Council or County Executive

- Communication concerning a *pending* zoning request between a property owner or agent and a member of the County Council or County Executive, outside of the public hearing process, is prohibited by law and must be disclosed (Maryland Annotated Code, State Government Article §15-832).
- An *Ex Parte* form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Instructions for filing *Ex Parte* forms are available at the locations noted above, as well as on-line at <http://ethics.gov.state.md.us/forms/pgno4.pdf> (See “Prince George’s County” at the bottom of the website).

Close of the Public Hearing Record --Deadline for Written Testimony

- The close of the record of testimony for the February 18, 2014, joint public hearing is **Wednesday, March 5, 2014, at the close of business.**
- Written testimony shall consist of original, signed documents. E-mails or faxes will not be considered unless followed by an original, signed document mailed to the Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772.
- Written testimony and /or exhibits seeking zoning intensification will be accepted only if an affidavit has been completed and filed with the Clerk of the Council in accordance with §§ 15-829 through 15-835, as discussed above.

LEGALS

All questions concerning affidavit or ex parte requirements should be directed to the Clerk of the Council at 301-952-3600. For questions about the Preliminary Sector Plan and Proposed Sectional Map Amendment, contact Sam White, Project Planner, in the Community Planning Division at 301-952-4332 or e-mail: [Sam.White@ppd.mnccpc.org](mailto:Sam.White@ppd.mnccpc.org). Also, visit the project web page at: [www.pgplanning.org/lmamd202.html](http://www.pgplanning.org/lmamd202.html).

BY ORDER OF THE COUNTY COUNCIL  
SITTING AS THE DISTRICT COUNCIL  
PRINCE GEORGE’S COUNTY, MARYLAND  
Mel R. Franklin, Chairman

ATTEST:  
Redis C. Floyd  
Clerk of the Council

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

ATTEST:  
Joseph C. Zimmerman  
Secretary-Treasurer

109797

(1-9,1-16)

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

12501 Thrift Road, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Brenda M Burton, dated July 25, 2001, and recorded in Liber 14915 at folio 233 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

JANUARY 28, 2014

AT 9:01 AM

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

BEGINNING FOR THE SAME AT A POINT IN THE CENTER OF THE COUNTY ROAD FROM THRIFT TO CLINTON, SAID POINT BEING SOUTH 76 DEGREES 10 MINUTES EAST 13.84 FEET FROM A FENCE POST AND IRON PIPE AND RUNNING THENCE WITH TWO OF THE OUTLINES OF THE ORIGINAL 60 ACRES, NORTH 76 DEGREES 10 MINUTES WEST 424.00 FEET TO A FENCE POST AND AN IRON PIPE, THENCE SOUTH 37 DEGREES 15 MINUTES WEST 121.50 FEET TO A FENCE POST AND AN IRON PIPE, THENCE LEAVING SAID OUTLINE AND RUNNING ACROSS SAID ORIGINAL TRACT SOUTH 77 DEGREES 13 MINUTES EAST 495.23 FEET PASSING 13.86 FEET OVER AN IRON PIPE, TO A POINT IN THE CENTER OF THE AFOREMENTIONED ROAD, THENCE RUNNING WITH SAID ROAD NORTH 01 DEGREES 15 MINUTES EAST 105.00 FEET TO THE BEGINNING, CONTAINING 1.13 ACRES AND BEING PART OF THE LAND DESCRIBED IN A DEED AND RECORDED IN LIBER 469 AT FOLIO 79 AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND, SURVEYED BY THOMAS E. LATIMER AND CO., SURVEYORS, MARCH 21, 1951. SUBJECT TO A 15 FOOT RIGHT OF WAY FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND 15 FEET IN WIDTH AS DESCRIBED IN A DEED RECORDED IN LIBER 1788, FOLIO 78, SAVING AND EXCEPTING THEREFROM: ALL THAT PIECE OR PARCEL CONVEYED BY CLARENCE CHARLES WINDSOR AND CATHERINE GRACIE WINDSOR, HIS WIFE UNTO THOMAS C. WINDSOR AND GERALDANN WINDSOR, HIS WIFE, BY DEED DATED OCTOBER 28, 1954 AND RECORDED IN LIBER 1788, FOLIO 78, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A PORTION OF THE 1.13 ACRE TRACT CONVEYED TO THE SAID CLARENCE CHARLES WINDSOR AND CATHERINE GRACIE WINDSOR, HIS WIFE, BY DEED DATED 4/9/54 AND RECORDED IN THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND IN LIBER 1348 AT FOLIO 340 AND BEGINNING FOR THE SAME AT A PIPE FOUND IN THE SOUTH WEST CORNER OF THE WHOLE TRACT AFORESAID AND RUNNING WITH A PORTION OF THE OUTLINES OF THE SAME, TO WIT : (1) NORTH 37 DEGREES 15 MINUTES EAST 121.50 FEET TO A PIPE FOUND, (2) SOUTH 76 DEGREES 10 MINUTES EAST 196.00 FEET TO APIPE PLACED, THENCE WITH THE DIVISION LINE NOW BEING ESTABLISHED, (3) SOUTH 37 DEGREES 15 MINUTES WEST 117.55 FEET TO A POINT WITNESSED BY A PIPE LYING SOUTH 37 DEGREES 15 MINUTES WEST 1.75 FEET THEREFROM, THENCE WITH THE SOUTHERLY OUTLINE OF SAID WHOLE TRACT (4) NORTH 77 DEGREES 13 MINUTES WEST 197.60 FEET TO THE PLACE OF BEGINNING AND IRON PIPE FOUND, CONTAINING 21, 497 SQUARE FEET MORE OR LESS, AS SURVEYED BY W. BANKS, SURVEYOR, ON 10/26/51. TOGETHER WITH THE RIGHT OF WAY FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND 15 FEET IN WIDTH THE IMPROVEMENTS THEREON BEING KNOWN AS 12501 THRIFT ROAD, CLINTON, MARYLAND - 20735.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the 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

109779

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

NOTICE

IN THE MATTER OF:  
Joy Omodara-Babatunde

FOR THE CHANGE OF  
NAME TO:  
Joy Omodara Babatunde

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 13-38998

A Petition has been filed to change the name of (Minor Child) Joy Omodara-Babatunde to Joy Omodara Babatunde.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George’s County, Maryland

110007

(1-16)

NOTICE

IN THE MATTER OF:  
Corine Cherry Peterkin

FOR THE CHANGE OF  
NAME TO:  
Patricia Ann Ross

In the Circuit Court for  
Prince George’s County, Maryland  
Case No. CAE 13-39033

A Petition has been filed to change the name of Corine Cherry Peterkin to Patricia Ann Ross.

The latest day by which an objection to the Petition may be filed is February 7, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for  
Prince George’s County, Maryland

110008

(1-16)

LEGALS

File: PG 13-3903

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Tyrone S. Wren, Clarice Wren, Mortgage Electronic Registration Systems, Inc., Empire Funding Corporation, Aurora Loan Services, LLC, successor to BNC Mortgage Inc., Morton Faller, Trustee, Vinh Pham, Trustee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

1917 Palmer Park Road, Landover, MD 20785 and described as Resub 4,631.0000 Sq. Ft. & Imps. Palmer Park -resub Lot 69 Blk 3 Assmt \$103,700 Lib 00000 FI 000 Account No. 1563964 in District 13 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
CAE 13-35299

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109900 (1-16,1-23,1-30)

File: PG 13-4174

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

John L. Dacruz, Nicole Dacruz, US Bank, National Association as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Banked Certificates, Series 2006-AB2, Lender, Dennis L. Trent, Trustee, Treetop Condominium Association, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

10124 Campus Way, Unit 301-1B, Upper Marlboro, MD 20774 and described as 3rd Supplementary Plat Unit 301-1B 1,432.0000 Sq. Ft. & Imps. Treetop Condo Assmt \$100,000 Lib 00000 FI 000 Account No. 1418706 in District 13 on the Tax Roll of the Director of Finance,

Defendants

In the Circuit Court for  
Prince George’s County, Maryland  
Civil Division  
CAE 13-35278

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109879 (1-16,1-23,1-30)

LEGALS

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

LYNDA EDWARDS  
DWAYNE L. CROWDER  
9811 Lake Point Court, Unit # 303  
9811 Lake Pointe Court  
Upper Marlboro, MD 20785  
Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Civil No. CAEF 13-22232

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9811 Lake Point Court, Unit # 303, 9811 Lake Pointe Court, Upper Marlboro, MD 20785 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$120,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109956 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

ROBERT O. MCCOLLUM A/K/A  
ROBERT ONEIL MCCOLLUM  
ROCHELLE L. MILLS A/K/A  
ROCHELLE LEVONIA MILLS  
4206 Ethan Thomas Drive  
Clinton, MD 20735  
Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Civil No. CAEF 13-28795

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4206 Ethan Thomas Drive, Clinton, MD 20735 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$389,420.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109955 (1-16,1-23,1-30)

LEGALS

File: PG 13-3689

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

**ORDER OF PUBLICATION**  
US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Randolph Hannibal, Mortgage Electronic Registration System, Inc., JP Morgan Chase, successor by merger to Chase Home Finance, Custom Mortgage Corporation, U.S. Bank National Association as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2, Kenneth J. MacFadyen, Trustee, James J. Loftus, Trustee, Miriam S. Fuchs, Trustee, Lisa Blades, Trustee, Jeff Huston, Trustee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

6411 Walker Mill Road, Capitol heights, MD 20743 and described as 17,193,0000 Sq. Ft. & Imps. Thomason Sub Lot 6 Assmt \$101,300 Lib 00000 FI 130, Account No. 3335007 in District 06 on the Tax Roll of the Director of Finance,

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35294**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109895 (1-16,1-23,1-30)

File: PG 13-3726

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

**ORDER OF PUBLICATION**  
US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Thomas E Powell, Personal Representative of the Estate of Thomas E Powell, Personal Representative of the Estate of John F Powell, Pamela J Monaco, John F Powell, Census Federal Credit Union, Peter Oestringer, Trustee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

6908 Northgate Parkway, Clinton, MD 20735 and described as 10,149,0000 Sq. Ft. & Imps Crestview Manor Lot 5 Blk L Assmt \$236,600 Lib 00000 FI 100, Account No. 942094 in District 09 on the Tax Roll of the Director of Finance,

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35290**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109891 (1-16,1-23,1-30)

LEGALS

File: PG 13-4080

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

**ORDER OF PUBLICATION**  
US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Kenyan Hunter, Personal Representative of the Estate of Flore Hunter, Flore Hunter, PNC Bank, NA, Carol Leet Trustee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

5405 Powathan Road, Riverdale, MD 20737 and described as 7,252.0000 Sq. Ft. & Imps. Grettas Addn To Lot 21 Blk 2 Assmt \$182,100 Lib 00000 FI 000 Account No. 2143725 in District 19 on the Tax Roll of the Director of Finance,

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35274**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109876 (1-16,1-23,1-30)

File: PG 13-4123

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

**ORDER OF PUBLICATION**  
US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Economic Development & Training Institute Inc., Severn Savings Bank, FSB, Alan J. Hyatt, Trustee, Jonathan M. Wall, Trustee, Robert D. Miller, Trustee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

5627 Allentown Road, Suitland, MD 20746 and described as T-dt S/b 08/27 L20217 F577 3.0000 Sq. Ft. & Imps. Princeton Assmt \$103,000 Lib 00000 FI 577 Account No. 416701 in District 6 on the Tax Roll of the Director of Finance,

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35275**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109877 (1-16,1-23,1-30)

LEGALS

File: PG 13-4063

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

**ORDER OF PUBLICATION**  
US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Shawn C Hughes, Metlife Home Loans, MERS, Michelle Slattery Trustee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

5418 Danby Avenue, Oxon Hill, MD 20745 and described as 2004 Eai-x Trs 11, 189.0000 Sq. Ft. & Imps. Clearview Manor lot 7 Blk E Assmt \$222,200 Lib 00000 FI 172 Account No. 1302967 in District 12 on the Tax Roll of the Director of Finance,

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35271**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109873 (1-16,1-23,1-30)

File: PG 13-4162

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

**ORDER OF PUBLICATION**  
US Bank as Custodian for SPE 2013, LLC,

vs. Plaintiff

Personal Representative of the Estate of Carroll A Johnson, Carroll A Johnson, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

6007 Old Branch Avenue, Temple Hills, MD 20748 and described as Pt Lot 59 Eq. 8670 Acr ES 37,767.0000 Sq. Ft. & Imps. TB Middleton Assmt \$179,200 Lib 00000 FI 165 Account No. 515429 in District 6 on the Tax Roll of the Director of Finance,

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35270**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109872 (1-16,1-23,1-30)

LEGALS

NOTICE

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

vs. Substitute Trustees Plaintiffs

SHIRLEY M. ROBINSON  
6000 Westchester Park Drive  
Unit #202  
College Park, MD 20740

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Civil No. CAEF 13-27408**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6000 Westchester Park Drive, Unit #202, College Park, MD 20740 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$115,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109949 (1-16,1-23,1-30)

NOTICE

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

vs. Substitute Trustees Plaintiffs

LORRAINE D. LAWRENCE  
6931 Shepherd Street  
IRTA 6931 Sheppherd Street  
Hyattsville, MD 20784

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Civil No. CAEF 13-25059**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6931 Shepherd Street, 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 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$114,750.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109953 (1-16,1-23,1-30)

NOTICE

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

vs. Substitute Trustees Plaintiffs

PORSHA LUDD  
JEROME LOGAN  
5116 Ludlow Drive  
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Civil No. CAEF 13-28703**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5116 Ludlow Drive, Temple Hills, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$161,500.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109954 (1-16,1-23,1-30)

NOTICE

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

vs. Substitute Trustees Plaintiffs

MARVIN MURRILL AKA  
JEROME MURRILL JR.  
5829 Ottawa Street  
Oxon Hill, MD 20745

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 13-08346**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5829 Ottawa Street, Oxon Hill, MD 20745 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$233,234.06.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109966 (1-16,1-23,1-30)

NOTICE

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

vs. Substitute Trustees Plaintiffs

MARTIN A. ENO  
GRACLYN A. ENO  
9429 Bluefield Road  
Springdale, MD 20774

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Civil No. CAEF 13-22096**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9429 Bluefield Road, Springdale, 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 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$254,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109973 (1-16,1-23,1-30)

NOTICE

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

vs. Substitute Trustees Plaintiffs

ADAM Q. CARPENTER  
ZAKIYA M ZAID  
14302 Nags Head Drive  
Accokeek, MD 20607

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Civil No. CAEF 13-27263**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 14302 Nags Head Drive, 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 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$476,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
109948 (1-16,1-23,1-30)



## 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

4223 OGLETHORPE ST.  
HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated January 11, 2008 and recorded in Liber 29257, Folio 492 among the Land Records of Prince George's Co., MD, with an original principal balance of \$163,000.00 and an original interest rate of 6.0000% 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

JANUARY 22, 2014 AT 11:06 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 Tax ID #16-1800259 and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

109722

(1-2,1-9,1-16)

## 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

7427 MORRISON DR.  
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated December 7, 2007 and recorded in Liber 29242, Folio 278 among the Land Records of Prince George's Co., MD, with an original principal balance of \$287,000.00 and an original interest rate of 6.875% 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

JANUARY 22, 2014 AT 11:07 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 \$37,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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 UP-  
COMING SALES

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

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

109723

(1-2,1-9,1-16)

## 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

6701 NORTHGATE PKWY.  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 21, 2006 and recorded in Liber 25428, Folio 741 among the Land Records of Prince George's Co., MD, with an original principal balance of \$324,000.00 and an original interest rate of 4.375% 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

JANUARY 22, 2014 AT 11:08 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 \$38,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

109724

(1-2,1-9,1-16)

# *The Prince George's Post*

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***or***

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# Your Newspaper of Legal Record

LEGALS

File: PG 13-3801

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Bernadette L F Robinson,Vincent R Robinson, CitiBank FSB, B. George Ballman, Trustee, Thomas D. Gibbons, Trustee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

1601 Lee Road, Fort Washington, MD 20744 and described as 19,863.0000 Sq. Ft. & Imps. Friendly Famrs Lot 23 Assmt \$235,400 Lib 00000 Fl 731, Account No. 314146 in District 05 on the Tax Roll of the Director of Finance,

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35309**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109910 (1-16,1-23,1-30)

File: PG 13-3770

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Melvin Gassaway, Eudelia Gas-saway-Price, Ase O Kuasi-Gas-saway, PNC Bank NA, Donna Mastascusa, Trustee Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

2901 Logan Street, District Heights, MD 20747 and described as Ett 7/1/10 11,250.0000 Sq. Ft. & Imps. Oak Knoll Lot 38 Assmt \$164,900 Lib 00000 Fl 414, Account No. 604918 in District 06 on the Tax Roll of the Director of Finance,

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35286**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109887 (1-16,1-23,1-30)

LEGALS

File: PG 13-3675

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Jerome H. Newman, Yvette T. Newman, MERS as a Nominee for Fremont Investment & Loan, Fremont Investment & Loan, Friedman & Mac Fadyen, P.A. Trustee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

604 Addison Road, Capitol Heights, MD 20743 and described as 15,624.0000 Sq. Ft. & Imps. Assmt \$117,600 Map 073 Grid C2 Par 353 Lib 00000 Fl 352, Account No. 2082477 in District 18 on the Tax Roll of the Director of Finance,

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35315**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109913 (1-16,1-23,1-30)

File: PG 13-3614

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Muhammad McNeil, MERS Inc. as a Nominee for BNC Mortgage, Inc., Aurora Loan Services LLC, Successor to BNC Mortgage Inc., Vinh Pham, Trustee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

1412 Billings Avenue, Capitol Heights, MD 20743 and described as Lots 25.26 4,000.0000 Sq. Ft. & Imps. Blk 53 Assmt \$141,000 LIB 00000 Fl 697, Account No. 481598 in District 06 on the Tax Roll of the Director of Finance,

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35319**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014, by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109918 (1-16,1-23,1-30)

LEGALS

File: PG 13-3554

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Irma Lopez-DuBon, MERS Inc. as a Nominee for Chapel Mortgage Corporation, Chapel Mortgage Corporation, A New Jersey Corp., Chicago Title Insurance Company, Trustee, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

14941 Nashua Lane, Bowie, MD 20716 and described as 10204.0000 Sq. Ft. & Imps. Northview At Lot 36 Blk 4 Assmt \$210,300 Lib 00000 Fl 000 Account No. 743971 in District 07 on the Tax Roll of the Director of Finance,

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35280**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109881 (1-16,1-23,1-30)

File: PG 13-4121

TOBIN, O’CONNOR & EWING  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, DC 20015

ORDER OF PUBLICATION

US Bank as Custodian for SPE 2013, LLC,

Plaintiff

vs.

Economic Development & Training Institute Inc., Severn Savings Bank, FSB, Alan J. Hyatt, Trustee, Jonathan M. Wall, Trustee, Robert D. Miller, Trustee, Princeton Executive Square, a Condominium, Council of Unit Owners, Prince George’s County, Maryland and all unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate, in Prince George’s County, Maryland known as:

5625 Allentown Road, Unit 1-14, Suitland, MD 20746 and described as BLDG 1 UNIT 14 3.0000 Sq. Ft. & Imps. Princeton Assmt \$109,300 Lib 00000 Fl 348 Account No. 416479 in District 6 on the Tax Roll of the Director of Finance,

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil Division**  
**CAE 13-35272**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George’s County, Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 6th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, on or before the 31st day of January, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 11th day of March, 2014, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Maryland

True Copy—Test:  
Marilynn M. Bland, Clerk  
109874 (1-16,1-23,1-30)

LEGALS

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

IN THE MATTER OF A PETITION FOR ADOPTION OF A MINOR

Adoption No. CAA13-38263

**NOTICE TO UNKNOWN BIRTH FATHER**

To: UNKNOWN BIRTH FATHER. You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George’s County, Adoption No. CAA13-38263. All persons who believe themselves to be parent of a male child born on September 27, 2008, in Washington DC to BRENDA INES ALONZO, BIRTH MOTHER birth date February 16, 1978, and UNKNOWN BIRTH FATHER, unknown birth date, shall file a written response. A copy of the show cause order may be obtained from the clerk’s office at the Circuit Court for Prince George’s County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George’s County Maryland area and the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

109940 (1-16)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

HENRY LUCURTIS WHITE  
4615 Wheeler Road  
Oxon Hill, MD 20745

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAE 13-00132**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4615 Wheeler Road, Oxon Hill, MD 20745 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

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

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109967 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

VIOLA KEYS  
4108 Oglethorpe Street  
Hyattsville, MD 20782

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-27137**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4108 Oglethorpe Street, Hyattsville, MD 20782 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$127,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109965 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

ANTHONY J. PRICE  
506 70th Place  
Seat Pleasant, MD 20743-2236

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAE 13-14567**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 506 70th Place, Seat Pleasant, MD 20743-2236 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$39,270.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109964 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

LONNIE BELL BLOUNT  
325 Carmody Hills Drive  
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-27425**

Notice is hereby given this 8th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 325 Carmody Hills Drive, 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 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$55,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109971 (1-16,1-23,1-30)

NOTICE

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

Substitute Trustees  
Plaintiffs

vs.

DORIS A. EDWARDS  
5314 Lansing Drive  
Camp Springs, MD 20748

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-20882**

Notice is hereby given this 9th day of January, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5314 Lansing Drive, Camp Springs, MD 20748 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2014 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2014.

The report states the purchase price at the Foreclosure sale to be \$301,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
109957 (1-16,1-23,1-30)



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**

**12719 LODE ST.  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated January 11, 2007 and recorded in Liber 27203, Folio 1 among the Land Records of Prince George's Co., MD, with an original principal balance of \$544,185.00 and an original interest rate of 1.61% 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

**JANUARY 22, 2014 AT 11:26 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 \$28,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

109742 (1-2,1-9,1-16)

LEGALS

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

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

**7007 DUNNIGAN DRIVE  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Gabriel A. Jones, dated May 3, 2010 and recorded in Liber 31704, Folio 152 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$236,416.00, and an original interest rate of 6.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 28, 2014 AT 11:00 AM.**

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

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

Terms of Sale: A deposit of \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Mid-Atlantic Auctioneers, LLC  
606 Baltimore Avenue, Suite 206  
Towson, Maryland 21204  
(410) 825-2900 [www.mid-atlanticauctioneers.com](http://www.mid-atlanticauctioneers.com)

109775 (1-9,1-16,1-23)

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**

**6501 JOHENSU DR.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated May 24, 2007 and recorded in Liber 28118, Folio 346 among the Land Records of Prince George's Co., MD, with an original principal balance of \$525,000.00 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

**JANUARY 22, 2014 AT 11:27 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 \$62,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

109743 (1-2,1-9,1-16)

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**

**6706 STONEHILL RD.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated October 25, 2007 and recorded in Liber 29127, Folio 617 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 2.75% 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

**JANUARY 22, 2014 AT 11:30 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 \$48,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

109746 (1-2,1-9,1-16)

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**

**9999 S. CAMPUS WAY, UNIT #124  
A/R/T/A 9999 CAMPUS WAY SOUTH, UNIT #124  
UPPER MARLBORO A/R/T/A LARGO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated December 19, 2007 and recorded in Liber 29366, Folio 468 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 6% 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

**JANUARY 22, 2014 AT 11:28 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 One Hundred Twenty Four (124) in building numbered Seventeen (17) in a plan of Condominium subdivision known as "Prince Place at Northhampton, Condominium Two" 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 the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

109744 (1-2,1-9,1-16)

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**

**6201 HEMLOCK WAY  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated January 15, 2008 and recorded in Liber 29329, Folio 1 among the Land Records of Prince George's Co., MD, with an original principal balance of \$294,350.00 and an original interest rate of 4.87500% 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

**JANUARY 22, 2014 AT 11:31 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 \$32,000 in the form of certified check, cashier's check or money order (**NO CASH WILL BE ACCEPTED**) will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 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, Carrie M. Ward, et al.,  
Substitute Trustees

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

109747 (1-2,1-9,1-16)

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