

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ELLEN CORETTA GREENE

Notice is given that William D Greene Jr. whose address is 6305 Capella Avenue, Burke, VA 22015 was on February 27, 2014 appointed personal representative of the estate of Ellen Coretta Greene who died on December 26, 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 27th day of August, 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.

WILLIAM D GREENE JR.  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
Estate No. 95903  
111120 (3-20,3-27,4-3)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LEWIS JOHNSON

Notice is given that Carlos Gonzalez, Jr. whose address is 2005 Mossy Green Way, Accokeek, MD 20607 was on February 10, 2014 appointed personal representative of the estate of Lewis Johnson who died on January 16, 2014 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 10th day of August, 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.

CARLOS GONZALEZ JR.  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
Estate No.95749  
110900 (3-6,3-13,3-20)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

OMAR R. SMITH  
929 Capitol Heights Boulevard  
Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 13-20984

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 929 Capitol Heights Boulevard, 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 14th day of April, 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 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$139,683.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111099 (3-20,3-27,4-3)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DOROTHY D BECKER

Notice is given that Perry Becker whose address is 6 Hidden Valley Court, Silver Spring, MD 20904 and Barbara B Girard whose address is 170 Penn Drive, West Hartford, CT 06119 was on March 7, 2014 appointed co-personal representatives of the estate of Dorothy D Becker who died on September 7, 2013 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of September, 2014.

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

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

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

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

PERRY J BECKER  
BARBARA B GIRARD  
Co-Personal Representatives

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
Estate No. 95853  
111123 (3-20,3-27,4-3)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JUANITA VENZADELL LOCKETT

Notice is given that Kenya Day whose address is 5214 Doppler Street, Capitol Heights, MD 20743 was on March 5, 2014 appointed personal representative of the estate of Juanita Venzadell Lockett who died on April 28, 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.

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.

KENYA DAY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
Estate No.94940  
111121 (3-20,3-27,4-3)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

HELEN SMITH  
8630 Leslie Avenue  
Glenarden, MD 20706

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 13-36536

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8630 Leslie Avenue, Glenarden, MD 20706 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 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 14th day of April, 2014.

The report states the purchase price at the Foreclosure 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  
111103 (3-20,3-27,4-3)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARY CATHERINE GORMAN

Notice is given that Steven Matsudaira whose address is 111 Newtown Road, P.O. Box 1585, Solomons, MD 20688 was on March 6, 2014 appointed personal representative of the estate of Mary Catherine Gorman who died on July 8, 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 6th day of September, 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.

STEVEN MATSUDAIRA  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
Estate No. 94034  
111122 (3-20,3-27,4-3)

LEGALS

NOTICE TO CREDITORS OF  
APPOINTMENT OF  
FOREIGN PERSONAL  
REPRESENTATIVE

NOTICE IS GIVEN that The Probate Court of Horry County, SC appointed Mary C. Yencho' whose address is 4010 Hancock Avenue, Williamstown, NJ 08094 as the Personal Representative of the Estate of MARY VIRGINIA CAMPBELL who died on March 16, 2012 domiciled in South Carolina.

The Maryland resident agent for service of process is Selina Watts whose address is 608 Oakland Hills Dr. #301, Arnold, MD 21012.

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

PRINCE GEORGE'S

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

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

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

MARY C. YENCHO  
Foreign Personal  
Representative

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

Estate No. 94977  
110903 (3-6,3-13,3-20)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

LEROY A. SHAND  
5278 West Boniwood Turn  
Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 13-35626

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5278 West Boniwood Turn, 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 14th day of April, 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 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$198,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111105 (3-20,3-27,4-3)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

FELIX ELIAS, JR.  
ADRIENE A. COLBERT-ELIAS  
8515 Madison Street  
New Carrollton, irta Hyattsville,  
MD 20784

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 13-36420

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8515 Madison Street, New Carrollton, irta 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 14th day of April, 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 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$202,300.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111112 (3-20,3-27,4-3)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CATHERINE B. HOWES

Notice is given that C Eileen Howes whose address is 9706 Ironmaster Drive, Burke, VA 22015 was on February 7, 2014 appointed personal representative of the estate of Catherine B Howes who died on December 30, 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 7th day of August, 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.

C. EILEEN HOWES  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
Estate No.95730  
110902 (3-6,3-13,3-20)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ELAINE C.A.D IBRAHIM  
DIRO IBRAHIM  
3004 Jaywick Court  
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 13-36361

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3004 Jaywick Court, Fort Washington, MD 20744 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 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 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$479,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111104 (3-20,3-27,4-3)

LEGALS

The Prince George's Post Newspaper Call 301-627-0900 or Fax 301-627-6260 Have a Very Safe Weekend

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
16407 Eves Court, Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Sar-pong LLC, dated June 21, 2002, and recorded in Liber 16062 at folio 737 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

MARCH 25, 2014  
AT 9:02 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED ONE HUNDRED TWO (102) AS SHOWN ON PLAT ENTITLED "PLAT 5, LOTS 102 THROUGH 118 & 136 THROUGH 141 AND PARCEL E, PIN OAK VILLAGE", WHICH PLAT THEREOF IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ. 174, PLAT 66 .

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  
110829 (3-6,3-13,3-20)

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, Landover, 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

APRIL 8, 2014  
AT 9:03 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 OF 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  
110999 (3-20,3-27,4-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY  
RIGHT OF REDEMPTION BY THE INTERNAL  
REVENUE SERVICE.  
Improved by premises known as  
12323 Manvel Lane, Bowie, Maryland 20715

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

APRIL 8, 2014  
AT 9:21 AM

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

LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED 170, IN THE SUBDIVISION KNOWN AS "MEADOW BROOK AT BELAIR, SECTION 51", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF BOWIE, PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 50 AT PLAT 8.

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  
111011 (3-20,3-27,4-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
7421 Marlboro Pike, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Raymond Rosales and Jo Anne Andaya, dated August 26, 2010, and recorded in Liber 32027 at folio 258 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

APRIL 8, 2014  
AT 9:12 AM

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

PROPERTY SITUATE IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND. LOT NUMBERED SEVEN (7) EXCEPT 74 SQUARE FEET, AND EIGHT (8) EXCEPT 30 SQUARE FEET, IN BLOCK LETTERED "D" OF THE SUBDIVISION KNOWN AS "SANSBURY PARK", AS PER PLAT THEREOF DULY RECORDED AMONG THE PLAT RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK R.N.R. NO. 2 AT FOLIO 84.

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  
111005 (3-20,3-27,4-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
7603 Quicksilver Court, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from Kenneth T Frazier and Caroline M Frazier, dated August 22, 2005, and recorded in Liber 23827 at folio 148 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

APRIL 8, 2014  
AT 9:22 AM

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

LOT 3, IN BLOCK LETTERED "J", AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "PLAT TWENTYFOUR, LOTS 1 THRU 25, BLOCK "J", NORTHBRIDGE", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 149, AT PLAT NO. 74.

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 \$45,000.00 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 8.03% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the 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  
111012 (3-20,3-27,4-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
12206 Raritan Lane, Bowie, Maryland 20715

By virtue of the power and authority contained in a Deed of Trust from Cheryl Ann Ndunguru and John Crescent Ndunguru, dated August 18, 2009, and recorded in Liber 30936 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

APRIL 8, 2014  
AT 9:19 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: BEING KNOWN AND DESIGNATED AS LOT 38 IN BLOCK 258 IN A SUBDIVISION KNOWN AS ROCKLEDGE AT BELAIR, SECTION 90 AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 61 AT PLAT 41 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 12206 RARITAN LANE, BOWIE, MARYLAND - 20715.

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 \$30,000.00 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  
111010 (3-20,3-27,4-3)

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PRINCE GEORGE’S  
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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

9806 LOCUST AVENUE  
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Herbert B. Chambers and Deborah H. Chambers, dated September 19, 2006 and recorded in Liber 28112, Folio 542 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$177,000.00, and an original interest rate of 6.250%, 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 **APRIL 8, 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 \$14,000.00 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

111044 (3-20,3-27,4-3)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

4708 40TH AVENUE  
HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from William E. Taliaferro and Linda M. Taliaferro, dated March 29, 2007 and recorded in Liber 30731, Folio 261 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$161,000.00, and an original interest rate of 6.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 25, 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

110822 (3-6,3-13,3-20)

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

14634 DUNBARTON DRIVE  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Densbury B. Alfred and Selene Alfred, dated March 31, 2006 and recorded in Liber 25031, Folio 113 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$80,000.00, and an original interest rate of 7.630%, 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 **APRIL 1, 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 \$12,000.00 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

110968 (3-13,3-20,3-27)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

9811 STONEWOOD COURT  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Fred White, Sr. and Virginia M. White, dated December 19, 2005 and recorded in Liber 24204, Folio 502 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$232,500.00, and an original interest rate of 6.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 25, 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 \$24,000.00 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

110824 (3-6,3-13,3-20)

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

12904 Marcia Place, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Reginald Jerome Johnson and Rosemarie P Johnson, dated June 23, 1998, and recorded in Liber 12343 at folio 267 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

APRIL 8, 2014

AT 9:04 AM

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

ALL THE FOLLOWING DESCRIBED LAND AND PREMISES, SITUATE IN THE COUNTY OF PRINCE GEORGE'S, 5TH DISTRICT, STATE OF MARYLAND, AND KNOWN AND DISTINGUISHED AS: LOT NUMBERED EIGHT (8), IN BLOCK LETTERED "C", IN THE SUBDIVISION KNOWN AS "PLYES AND WELCH'S CLINTON HILLS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF SAID COUNTY IN PLAT BOOK W.W.W. 62 AT FOLIO 87. THE IMPROVEMENTS THEREON BEING KNOWN AS 12904 MARCIA PLACE, 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 \$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

111000 (3-20,3-27,4-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

Improved by premises known as

1306 Wendover Court, District Heights, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Gregory Jenkins, dated August 31, 1999, and recorded in Liber 13339 at folio 510 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

APRIL 8, 2014

AT 9:00 AM

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

ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY, MARYLAND, DESCRIBED AS: LOT NUMBERED THIRTEEN (13), IN BLOCK LETTERED "C", IN THE SUBDIVISION KNOWN AS "PLAT ONE, FAIRFIELD KNOLLS," AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK 64, AT PLAT 48; BEING IN THE 6TH ELECTION DISTRICT OF SAID COUNTY. THE IMPROVEMENTS THEREON BEING KNOWN AS 1306 WENDOVER COURT, DISTRICT HEIGHTS, MARYLAND - 20747.

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

110997 (3-20,3-27,4-3)

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





LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
526 69th Street, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Roy C Madu and Akuchukwu F Madu aka Akuchukwu Florence Madu, dated January 31, 2008, and recorded in Liber 29549 at folio 148 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

APRIL 1, 2014  
AT 9:08 AM

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

LOTS NUMBERED NINE (9) AND TEN (10) IN THE BLOCK NUMBERED FOUR (4) IN THE SUBDIVISION KNOWN AS "OAKMONT", AS PER PLAT THEREOF RECORDED IN PLAT BOOK BDS 1 AT PLAT NO. 16, 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 \$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

110909 (3-13,3-20,3-27)

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  
6413 Glen Oak Drive, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Adell W. Jordan a/k/a Adell W. Hairston a/k/a Adell Lee Hairston, dated November 29, 2000, and recorded in Liber 14244 at folio 224 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

APRIL 1, 2014  
AT 9:10 AM

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

LOT NUMBERED FIVE (5) IN BLOCK LETTERED "A" IN THE SUBDIVISION KNOWN AS "GLEN OAKS SUBDIVISION", AS PER PLAT RECORDED IN PLAT BOOK WWW 43 AT PLAT 35, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING IN THE 6TH 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 \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

110910 (3-13,3-20,3-27)

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  
1530 Shellford Lane, Accokeek, Maryland 20607

By virtue of the power and authority contained in a Deed of Trust from LaTonya Porter and Cheaz Porter, dated August 26, 2006, and recorded in Liber 28004 at folio 644 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, on

APRIL 1, 2014  
AT 9:18 AM

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

LOT 28, IN BLOCK "L", AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "PLAT FOURTEEN, SIMMON ACRES", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK NLP 133, AT PLAT NO. 30.

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 \$44c,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

110926 (3-13,3-20,3-27)

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  
3109 La Dova Way, Springdale, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Sherrie O'Savio and Roderick O'Savio, dated April 2, 2008, and recorded in Liber 29531 at folio 664 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

APRIL 1, 2014  
AT 9:12 AM

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

LOT NUMBERED SEVENTEEN (17), IN BLOCK FOUR (4) IN THE SUBDIVISION KNOWN AS, "PARTS OF BLOCKS 3,4,5,6,AND 7, LADOVA HEIGHTS" AS PER PLAT THEREOF DULY RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 99 AT PLAT 93.

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 \$160,000.00 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

110912 (3-13,3-20,3-27)

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

6801 DULUTH STREET  
HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Shirley Cherry, dated February 23, 2007 and recorded in Liber 27658, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$142,000.00, and an original interest rate of 7.000%, 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 **APRIL 1, 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 \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

110923 (3-13,3-20,3-27)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

6304 GRENFFELL COURT  
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Alonso Ciriaco and Juanita Ciriaco, dated November 9, 2005 and recorded in Liber 23893, Folio 062 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$345,800.00, and an original interest rate of 5.875%, 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 **APRIL 1, 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

110922 (3-13,3-20,3-27)

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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

9706 DALMATIA CT.  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated January 16, 2007 and recorded in Liber 27151, Folio 168 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$235,000.00 and an original interest rate of 6.250% 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

MARCH 25, 2014 AT 11:12 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

110857(3-6,3-13,3-20)

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

Improved by premises known as  
7609 Wellesley Drive, College Park, Maryland 20740

By virtue of the power and authority contained in a Deed of Trust from Earnest A Hanley Jr, dated November 19, 2009, and recorded in Liber 31572 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

APRIL 1, 2014  
AT 9:00 AM

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

LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED SIX (6) IN THE SUBDIVISION KNOWN AS “COLLEGE PARK ESTATES”, AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 35, AT PLAT 32 AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND. BEING IN THE FIRST ELECTION DISTRICT OF SAID COUNTY. THE IMPROVEMENTS THEREON BEING KNOWN AS 7609 WELLESLEY DRIVE.

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

110904(3-13,3-20,3-27)

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  
18423 Shanna Drive, Accokeek, Maryland 20607

By virtue of the power and authority contained in a Deed of Trust from Russell Roberts and Chawanna Roberts aka Chawanna Charity, dated December 11, 2006, and recorded in Liber 27041 at folio 165 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

MARCH 25, 2014  
AT 9:04 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 5TH ELECTION DISTRICT OF PRINCE GEORGE’S COUNTY, MARYLAND, NAMELY: LOT NUMBERED TWENTY-TWO (22), IN BLOCK LETTERED "B", IN THE SUBDIVISION KNOWN AS "PLAT TWO, SIMMONS ACES", AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 133 AT PLAT 18, AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND. BEING IN THE 5TH 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 \$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

110831(3-6,3-13,3-20)

LEGALS

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

Improved by premises known as  
12310 Crain Highway, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Richard A Doyle and Ruth M Doyle, dated February 23, 2009, and recorded in Liber 30416 at folio 278 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

APRIL 1, 2014  
AT 9:01 AM

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

BEING PART OF THE PROPERTY ACQUIRED BY BARRY C. HIGGS FROM RONALD L. COMPTON, JR. AND PAMELA R. COMPTON BY DEED DATED OCTOBER 31, 1990 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND (11TH ELECTION DISTRICT) IN LIBER 7801 AT FOLIO 686.

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 \$49,000.00 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

110905(3-13,3-20,3-27)

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  
6508 Osborn Road, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Adrienne M Mason fka Adrienne M Harvey Wilson, dated March 10, 2006, and recorded in Liber 29142 at folio 128 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

APRIL 8, 2014  
AT 9:10 AM

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

LOT 8 IN BLOCK E IN THE SUBDIVISION KNOWN AS AND CALLED, “LANDOVER KNOLLS”, AS PER PLAT RECORDED IN PLAT BOOK BB 14, AT PLAT 80, 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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

111004(3-20,3-27,4-3)

LEGALS

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

Improved by premises known as  
2914 Mueserbush Court, Glenarden, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Antoinette Boyd Brown, dated December 20, 2007, and recorded in Liber 30030 at folio 557 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

APRIL 8, 2014  
AT 9:06 AM

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

LOT NUMBERED EIGHT (8), IN BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "FROST SUBDIVISION, PLAT ONE, LOTS 1 THROUGH 36, BLOCK A", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND IN PLAT BOOK NLP 138, AT PLAT 87.

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

111001(3-20,3-27,4-3)

THE  
PRINCE GEORGE’S POST

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LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing,Upper Marlboro, MD 20772, at 4:00 P.M. on 03/31/2014.** Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. \$1,000.00 (one-thousand dollars) CASH Deposit required before bidding. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#6413B, 1973 RANGER 37’ SLOOP  
HULL# RAY370420973  
MD#6031CA  
EASTPORT YACHT CENTER LLC  
726 SECOND ST  
ANNAPOLIS

LOT#6629B, 1981 BENETEAU 35’ BOAT  
HULL# BEY002400781 (ON RECORD)  
HULL# BEYCC2400781 (ON BOAT)  
MD#1418C  
SKIPJACK COVE YACHTING RESORT  
150 SKIPJACK RD  
GEORGETOWN

LOT#6918, 2003 ACURA MDX  
VIN# 2HNYD18683H535352  
K TOP PERFORMANCE  
1201 E. 25TH STREET  
BALTIMORE

LOT#6919, 2006 BMW 750LI  
VIN# WBAHN8356DT59739  
K TOP PERFORMANCE  
1201 E. 25TH STREET  
BALTIMORE

LOT#7017B, 1984 SEIDELMANN 29’5”  
HULL# XFR29527M84H (ON BOAT)  
HULL# XFR295027M84 (ON RECORD)  
USCG# 672613  
NAME: BON-WAL  
BOWLEY’S MARINA  
1700 BOWLEY’S QUARTERS RD  
BALTIMORE

LOT#7042, 1984 NISSAN 300ZX  
VIN# JN1CZ145SEX012439  
K TOP PERFORMANCE  
1201 E. 25TH STREET  
BALTIMORE

LOT#7043B, 1990 SUNBIRD 20’1”  
HULL# 5B220022A090  
MD#6323AY  
FERRY POINT MARINA YACHT-YARD  
700 MILL CREEK RD  
ARNOLD

LOT#7044B, 1973 IRWIN 28’  
HULL# XYM282651173 (ON RECORD)  
MD#0694U  
FERRY POINT MARINA YACHT-YARD  
700 MILL CREEK RD  
ARNOLD

LOT#7045B, 1974 ERICSON 37’5”  
HULL# ERY37X2M74E (ON RECORD)  
USCG# 555508  
NAME: MASQUERADE  
FERRY POINT MARINA YACHT-YARD  
700 MILL CREEK RD  
ARNOLD

LOT#7046B, 1979 HUNTER 27’  
HULL# HUN54400M79D  
DL# 7712R  
USCG# 611272  
FERRY POINT MARINA YACHT-YARD  
700 MILL CREEK RD  
ARNOLD

LOT#7106, 2001 HONDA ODYSSEY  
VIN# 2HKRL18611H548896  
JP CUSTOMS AND REPAIR  
20165 FLATIRON RD  
GREAT MILLS

LOT#7107, 2005 HONDA ACCORD  
VIN# 1HGCM567X5A071129  
NEW MARKET AUTO  
4453 BELAIR RD  
BALTIMORE

LOT#7108, 2010 TOYOTA CAMRY  
VIN# 4T1BF3EK4AU576120  
BAY MOTORS  
6200 BELAIR RD  
BALTIMORE

LOT#7109, 1990 FORD L9000  
VIN# 1FTYY95XOLVA08094  
GENERAL AUTO SERVICE  
4513 BALTIMORE AVE  
BLADENSBURG

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

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

111041 (3-13,3-27)

File: PG 13-3800

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.

Donald L. Frederick Jr., Personal Representative of the Estate of Donald L. Frederick Jr., Gail Nyman Frederick, John M Hoffman, Secured Party, Victoria E Jarboe, 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:

1400 Jefferson Road, Fort Washington, MD 20744 and described as 20,000.00 Sq. Ft. & Imps. Fort Washington Lot 23 Blk G Assmt \$176,200 Lib 00000 FI 131, Account No. 327023 in District 05 on the Tax Roll of the Director of Finance,

**In the Circuit Court for Prince George’s County, Maryland Civil Division CAE 14-05494**

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 10th day of March, 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 4th day of April, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 13th day of May, 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  
111039 (3-20,3-27,4-3)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

PHYLLIS J. BUREK  
921 Carroll Avenue  
Laurel, MD 20707

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 13-37639**

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 921 Carroll Avenue, Laurel, MD 20707 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 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 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$175,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
111097 (3-20,3-27,4-3)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

ARTHUR CRAIG MILLER  
KIMBERLY PARTLOW  
10724 Castleton Turn  
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 13-33730**

Notice is hereby given this 5th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10724 Castleton Turn, 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 7th day of April, 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 7th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$297,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
110990 (3-13,3-20,3-27)

NOTICE

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

Plaintiffs

vs.

Priscilla A. Reeder

Defendant

**In the Circuit Court for Prince George’s County, Maryland Civil No. CAEF 13-27205**

ORDERED, this 25th day of February, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 2915 Mueserbush Court, Landover, Maryland 20785 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of March, 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 25th day of March, 2014 next.

The report states the amount of sale to be \$100,703.61.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
110881 (3-6,3-13,3-20)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ANTHONY M GARDNER  
JANET D GARDNER  
8519 Topaz Court  
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 13-28712**

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 8519 Topaz Court, 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 14th day of April, 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 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$215,600.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
111091 (3-20,3-27,4-3)

NOTICE

IN THE MATTER OF:  
**Wakita Mone’ Anderson**

FOR THE CHANGE OF NAME TO:  
**Wakita Mone’ Henderson**

**In the Circuit Court for Prince George’s County, Maryland Case No. CAE 14-04748**

A Petition has been filed to change the name of Wakita Mone’ Anderson to Wakita Mone’ Henderson.

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

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Maryland  
111116 (3-20)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

CHARITY M. POPE  
7703 Marwood Drive  
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 13-28659**

Notice is hereby given this 5th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7703 Marwood 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 7th day of April, 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 7th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$196,350.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
110991 (3-13,3-20,3-27)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

WILLIE GRAY MURPHY  
BERNICE B. MURPHY  
7709 Orange Tree Court  
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 13-37544**

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7709 Orange Tree Court, 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 14th day of April, 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 14th day of April, 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  
111092 (3-20,3-27,4-3)

NOTICE

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

Plaintiffs

vs.

Erica S. Robinson

Defendant

**In the Circuit Court for Prince George’s County, Maryland Civil No. CAEF 13-28899**

ORDERED, this 25th day of February, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8311 Donoghue Drive, Hyattsville, Maryland 20784 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of March, 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 25th day of March, 2014 next.

The report states the amount of sale to be \$149,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
110882 (3-6,3-13,3-20)

NOTICE

IN THE MATTER OF:  
**Adeyemi Dudley Pratt**

FOR THE CHANGE OF NAME TO:  
**Dudley Jorge Pratt**

**In the Circuit Court for Prince George’s County, Maryland Case No. CAE 14-04784**

A Petition has been filed to change the name of Adeyemi Dudley Pratt to Dudley Jorge Pratt.

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

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Maryland  
111117 (3-20)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

JAMES DAVID GRAHAM  
11352 Cherry Hill Road, Unit #301  
Beltsville, MD 20705

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 13-30362**

Notice is hereby given this 5th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 11352 Cherry Hill Road, Unit #301, 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 7th day of April, 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 7th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$68,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
110995 (3-13,3-20,3-27)

NOTICE

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

Plaintiffs

vs.

Estate of Catherine Scott Patterson

Defendant

**In the Circuit Court for Prince George’s County, Maryland Civil No. CAEF 13-35572**

ORDERED, this 5th day of March, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4013 Newton Street, Brentwood, Maryland 20722 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of April, 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 7th day of April, 2014 next.

The report states the amount of sale to be \$134,859.53.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
110979 (3-13,3-20,3-27)

NOTICE

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

Plaintiffs

vs.

Celsa C Rivas

Defendant

**In the Circuit Court for Prince George’s County, Maryland Civil No. CAEF 13-27126**

ORDERED, this 5th day of March, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3721 36th Street, Mount Rainier, Maryland 20712 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of April, 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 7th day of April, 2014 next.

The report states the amount of sale to be \$289,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
110982 (3-13,3-20,3-27)

NOTICE

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

Plaintiffs

vs.

Karina I. Torres Vasquez and Gerardo Escobar Aguilar

Defendants

**In the Circuit Court for Prince George’s County, Maryland Civil No. CAEF 13-30354**

ORDERED, this 13th day of March, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1826 Metzertott Road # A-5, 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 14th day of April, 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 14th day of April, 2014 next.

The report states the amount of sale to be \$55,250.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
111124 (3-20,3-27,4-3)

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

CLEMENTINA OWOLABI  
6809 Storch Court  
Lanham, MD 20706

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 13-33633**

Notice is hereby given this 5th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6809 Storch Court, Lanham, MD 20706 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of April, 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 7th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$194,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for Prince George’s County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
110996 (3-13,3-20,3-27)

NOTICE

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

Plaintiffs

vs.

Peter Orji

Defendant

**In the Circuit Court for Prince George’s County, Maryland Civil No. CAE 13-05059**

ORDERED, this 27th day of February, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6102 Manor Road, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al

LEGALS

NOTICE

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

vs.

Plaintiffs

Duncan Carver,  
Iris Carver and  
Iris Carver

Defendants

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-32266**

ORDERED, this 27th day of February, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 22828 Aquasco Road, Aquasco, Maryland 20608 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 March, 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 March, 2014 next.

The report states the amount of sale to be \$85,050.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110877 (3-6,3-13,3-20)

THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND

**In the Matter of:**  
**STAR N. DAVIS, Minor**

**Guardianship No. GD-10468**

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **STAR N. DAVIS** an infant female born on March 8, 2007 at Shady Grove Hospital, Rockville, MD to Nicole L. Davis and Father Unknown, having been filed, it is this 27th day of February, 2014.

ORDERED, by the Orphan’s Court for Prince George’s County, Maryland, that the respondent, Father Unknown, the natural father of the aforementioned child is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as Unknown. Respondent, Father Unknown, is hereby notified to show cause on or before the 6th day of June, 2014, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

111014 (3-13,3-20,3-27)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

GLORIA D. KENT  
1615 Tulip Avenue  
District Heights, ARTA  
Forestville, MD 20747

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAEF 13-23479**

Notice is hereby given this 5th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1615 Tulip Avenue, District Heights, ARTA 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 7th day of April, 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 7th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$98,500.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
110988 (3-13,3-20,3-27)

NOTICE

IN THE MATTER OF:  
**June Yoo**

FOR THE CHANGE OF NAME TO:  
**June Jungnyeo Yoo**

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAE 14-04718**

A Petition has been filed to change the name of June Yoo to June Jungnyeo Yoo.

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

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

111115 (3-20)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**TROUSSEAU A RADFORD**

Notice is given that Guadalupe Villarreal whose address is 4516 Seagull Drive #715, New Port Richey, FL 34652 was on March 5, 2014 appointed personal representative of the estate of Trousseau A Radford who died on February 25, 2014 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 5th day of September, 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.

GUADALUPE VILLARREAL  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
Estate No. 95944  
111019 (3-13,3-20,3-27)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

ELTON S. HAIRSTON  
6605 Juneau Street  
District Heights ARTA  
Forestville, MD 20747

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAEF 13-33671**

Notice is hereby given this 5th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6605 Juneau Street, District Heights ARTA 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 7th day of April, 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 7th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$121,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
110989 (3-13,3-20,3-27)

NOTICE

IN THE MATTER OF:  
**David Anthony Coates**  
**Gabriel Alexey Coates**

FOR THE CHANGE OF NAME TO:  
**David Anthony Canaday**  
**Gabriel Alexey Canaday**

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAE 14-05298**

A Petition has been filed to change the name of David Anthony Coates (Adult) to David Anthony Canaday (Adult) and Gabriel Alexey Coates (Minor Child) to Gabriel Alexey Canaday (Minor Child).

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

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

111119 (3-20)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

Colleen Williams  
a/k/a Colleen Williams-Stevenson  
8905 Hobart Street  
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAE 13-08215**

Notice is hereby given this 5th day of March, 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 7th day of April, 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 7th day April, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$382,536.55. The property sold herein is known as 8905 Hobart Street, Upper Marlboro, MD 20774.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
110984 (3-13,3-20,3-27)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

KEVIN P. JACKSON  
13002 Old Fletchertown Road  
Bowie, MD 20720

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAEF 13-35581**

Notice is hereby given this 5th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 13002 Old Fletchertown Road, 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 7th day of April, 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 7th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$193,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
110986 (3-13,3-20,3-27)

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

Kimberly P. Pittmon  
a/k/a Kimberly R. Moore  
Lynn P. Pittmon  
824 Central Hills Lane  
Hyattsville, MD 20785

Defendants

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAEF 13-32288**

Notice is hereby given this 5th day of March, 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 7th day of April, 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 7th day April, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$165,278.84. The property sold herein is known as 824 Central Hills Lane, Hyattsville, MD 20785.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
110985 (3-13,3-20,3-27)

LEGALS

NOTICE

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

vs.

Plaintiffs

Nana K Sarfo and  
Idris Ijelu

Defendants

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-32279**

ORDERED, this 5th day of March, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 138 Joyceton Way, 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 7th day of April, 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 7th day of April, 2014 next.

The report states the amount of sale to be \$185,300.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110981 (3-13,3-20,3-27)

MARTIN L. GOOZMAN, ESQ.  
9101 Cherry Lane, Suite 207  
Laurel, MD 20707  
301-953-7480

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**LIVINGSTON S MEDLEY MALCOLM**

Notice is given that Harriet Livingston Keys whose address is 221 Tuhdegwa Lane, Louden, TN 37774 was on February 6, 2014 appointed personal representative of the estate of Smedley Malcolm Livingston who died on December 27, 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 6th day of August, 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.

HARRIET LIVINGSTON KEYS  
Personal Representative

JAMES B KRAUS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
Estate No. 95608  
111017 (3-13,3-20,3-27)

vs.

Ernestine Campfield  
Ernestine Campfield  
Personal Representative for the Estate of Raymond Campfield  
6842 Standish Drive  
Hyattsville, MD 20784

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAE 13-09611**

Notice is hereby given this 10th day of March, 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 April, 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 April, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$193,328.16. The property sold herein is known as 6842 Standish Drive, Hyattsville, MD 20784.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111031 (3-13,3-20,3-27)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

Denise L. Carr  
Personal Representative for the Estate of Peggy L. Middleton  
2139 North Anvil Lane  
Temple Hills, MD 20748

Defendant

**In the Circuit Court for Prince George’s County, Maryland**  
**Case No. CAEF 13-37859**

Notice is hereby given this 5th day of March, 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 7th day of April, 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 7th day April, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$83,000.00. The property sold herein is known as 2139 North Anvil Lane, Temple Hills, MD 20748.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
110983 (3-13,3-20,3-27)

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
110983 (3-13,3-20,3-27)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**FREDERICK J KRAUS**  
**AKA: FREDERICK JOSEPH KRAUS**

Notice is given that James B Kraus whose address is 4506 Rutherford Way, Dayton, MD 21036 was on March 4, 2014 appointed personal representative of the estate of Frederick J Kraus who died on January 24, 2014 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 4th day of September, 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.

JAMES B KRAUS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY  
14735 MAIN STREET 4TH FLOOR  
UPPER MARLBORO, MD 20773  
Estate No. 95863  
111018 (3-13,3-20,3-27)

vs.

THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND

**In the Matter of:**  
**AYSIA E. DAVIS, Minor**

**Guardianship No. GD-10469**

ORDER OF PUBLICATION

A petition for the guardianship of the person of a minor child, namely **AYSIA E. DAVIS** an infant female born on April 2, 2008 at Shady Grove Hospital, Rockville, MD to Nicole L. Davis and Father Unknown, having been filed, it is this 27th day of February, 2014.

ORDERED, by the Orphan’s Court for Prince George’s County, Maryland, that the respondent, Father Unknown, the natural father of the aforementioned child is hereby notified that the aforementioned petition for the guardianship of the person has been filed, stating the last known address of respondent as Unknown. Respondent, Father Unknown, is hereby notified to show cause on or before the 6th day of June, 2014, why the relief prayed should not be granted; and said respondent is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

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

111015 (3-13,3-20,3-27)

NOTICE

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

vs.

Plaintiffs

Kenneth E Williams and  
Lucille A Williams

Defendant

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-32009**

ORDERED, this 5th day of March, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 6712 Dower House Road, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of April, 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 7th day of April, 2014 next.

The report states the amount of sale to be \$346,916.59.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110980 (3-13,3-20,3-27)

NOTICE

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

vs.

Plaintiffs

Laura L. Johnson

Defendant

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-35565**

ORDERED, this 5th day of March, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 22705 Aquasco Road, Aquasco, Maryland 20608 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of April, 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 7th day of April, 2014 next.

The report states the amount of sale to be \$191,250.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110977 (3-13,3-20,3-27)

NOTICE

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

vs.

Plaintiffs

Brenda M Burton

Defendant

**In the Circuit Court for Prince George’s County, Maryland**  
**Civil No. CAEF 13-28825**

ORDERED, this 5th day of March, 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 12501 Thrift Road, Clinton, Maryland 20735 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et. al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of April, 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 7th day of April, 2014 next.

The report states the amount of sale to be \$74,569.55.

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

True Copy—Test:  
Marilynn M. Bland, Clerk

110978 (3-13,3-20,3-27)

NOTICE

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



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

**12602 WRIGHTWOOD CT.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated September 7, 2006 and recorded in Liber 27018, Folio 36 and re-recorded in Liber 29659, Folio 289 among the Land Records of Prince George's Co., MD, with an original principal balance of \$307,500.00 and an original interest rate of 5.00% 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

**APRIL 8, 2014 AT 11:15 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

111042 (3-20,3-27,4-3)

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

**4924 WEALDING WAY  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated August 9, 2005 and recorded in Liber 23372, Folio 60 among the Land Records of Prince George's Co., MD, with an original principal balance of \$168,000.00 and an original interest rate of 6.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**APRIL 8, 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

111046 (3-20,3-27,4-3)

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

**1216 DUNBAR OAKS DR.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated November 26, 2007 and recorded in Liber 29032, Folio 313 among the Land Records of Prince George's Co., MD, with an original principal balance of \$250,000.00 and an original interest rate of 2% 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

**APRIL 8, 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

111045 (3-20,3-27,4-3)

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

**6102 WESTBROOK DR.  
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated July 12, 2005 and recorded in Liber 24557, Folio 683 among the Land Records of Prince George's Co., MD, with an original principal balance of \$313,000.00 and an original interest rate of 4.0% 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

**APRIL 1, 2014 AT 11:52 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 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

110963 (3-13,3-20,3-27)

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

**10301 OLD FORT PL.  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated December 18, 2006 and recorded in Liber 26705, Folio 498 among the Land Records of Prince George's Co., MD, with an original principal balance of \$370,500.00 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

**APRIL 1, 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 \$50,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

110932 (3-13,3-20,3-27)

**THE PRINCE GEORGE’S POST**  
**Call 301-627-0900**  
**Fax 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

**901 Hildropt Court, Capitol Heights, Maryland 20743**

By virtue of the power and authority contained in a Deed of Trust from Duke Cross, dated October 16, 2006, and recorded in Liber 26545 at folio 016 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

**APRIL 8, 2014**

**AT 9:16 AM**

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

LOT NUMBERED FIFTY-THREE-FOUR (53-4), IN THE SUBDIVISION KNOWN AS "PLAT SIX, LONDON WOODS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 100 AT PLAT NO. 59, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. BEING LOCATED IN THE 18TH ELECTION DISTRICT OF SAID COUNTY. BEING THE SAME LAND CONVEYED TO THE PARTY OF THE FIRST PART HEREIN BY DEED RECORDED IN LIBER 9651 AT FOLIO 248.

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 8.29% 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

111128 (3-20,3-27,4-3)

LEGALS		LEGALS		LEGALS	
<div><div><div><div><div><div></div><div><b>BWW LAW GROUP, LLC</b></div><div>4520 East West Highway, Suite 200</div><div>Bethesda, MD 20814</div><div>(301) 961-6555</div></div></div></div></div></div> <div><div><div><div><div><div></div><div><b>SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON</b></div></div></div><div><div><div><div><div><div></div><div><b>3803 HEMLOCK PL.</b></div><div><b>TEMPLE HILLS, MD 20748</b></div></div></div><div><div><div>Under a power of sale contained in a certain Deed of Trust dated December 9, 2011 and recorded in Liber 33469, Folio 40 among the Land Records of Prince George's Co., MD, with an original principal balance of \$170,540.00 and an original interest rate of 4.12500% 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</div></div></div></div></div></div><div><div><div><div><div><div></div><div><b>MARCH 25, 2014 AT 11:18 AM</b></div></div></div><div><div><div>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.</div></div></div></div></div></div><div><div><div><div><div><div></div><div>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.</div></div></div><div><div><div>Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order (<b>NO CASH WILL BE ACCEPTED</b>) 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.</div></div></div></div></div></div><div><div><div><div><div><div></div><div><b>PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES</b></div></div></div><div><div><div>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.</div></div></div></div></div></div><div><div><div><div><div><div></div><div>Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees</div></div></div><div><div><div><div><div><div></div><div><b>ALEX COOPER AUCTS., INC.</b></div><div>908 YORK RD., TOWSON, MD 21204</div><div>410-828-4838</div></div></div></div></div></div></div><div><div><div><div><div><div></div><div><b>110863</b></div></div></div><div><div><div>(3-6,3-13,3-20)</div></div></div></div></div></div></div></div></div></div></div>		<div><div><div><div><div><div></div><div><b>BWW LAW GROUP, LLC</b></div><div>4520 East West Highway, Suite 200</div><div>Bethesda, MD 20814</div><div>(301) 961-6555</div></div></div></div></div></div> <div><div><div><div><div><div></div><div><b>SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON</b></div></div></div><div><div><div><div><div><div></div><div><b>16403 E. ROLLING TREE RD.</b></div><div><b>A/R/T/A 16403 ROLLING TREE RD.</b></div><div><b>ACCOKEEK, MD 20607</b></div></div></div><div><div><div>Under a power of sale contained in a certain Deed of Trust dated November 27, 2006 and recorded in Liber 27275, Folio 490 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 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</div></div></div></div></div></div><div><div><div><div><div><div></div><div><b>MARCH 25, 2014 AT 11:17 AM</b></div></div></div><div><div><div>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.</div></div></div></div></div></div><div><div><div><div><div><div></div><div>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.</div></div></div><div><div><div>Terms of Sale: A deposit of \$37,000 in the form of certified check, cashier's check or money order (<b>NO CASH WILL BE ACCEPTED</b>) 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.</div></div></div></div></div></div><div><div><div><div><div><div></div><div><b>PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES</b></div></div></div><div><div><div>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.</div></div></div></div></div></div><div><div><div><div><div><div></div><div>Howard N. Bierman, Carrie M. Ward, et al., Substitute Trustees</div></div></div><div><div><div><div><div><div></div><div><b>ALEX COOPER AUCTS., INC.</b></div><div>908 YORK RD., TOWSON, MD 21204</div><div>410-828-4838</div></div></div></div></div></div></div><div><div><div><div><div><div></div><div><b>110862</b></div></div></div><div><div><div>(3-6,3-13,3-20)</div></div></div></div></div></div></div></div></div></div></div>		<div><div><div><div><div><div></div><div><b>BWW LAW GROUP, LLC</b></div><div>4520 East West Highway, Suite 200</div><div>Bethesda, MD 20814</div><div>(301) 961-6555</div></div></div></div></div></div> <div><div><div><div><div><div></div><div><b>SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE</b></div><div><b>Improved by premises known as</b></div><div><b>6814 Decatur Street, Hyattsville, Maryland 20784</b></div></div></div><div><div><div>By virtue of the power and authority contained in a Deed of Trust from Bernadine N Eburuah and Polycarp C Eburuah, dated May 8, 2006, and recorded in Liber 25268 at folio 679 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</div></div></div></div></div></div> <div><div><div><div><div><div></div><div><b>APRIL 8, 2014</b></div><div><b>AT 9:14 AM</b></div></div></div><div><div><div>all that property described in said Deed of Trust as follows:</div></div></div></div></div></div> <div><div><div><div><div><div></div><div>LOT NUMBERED TWENTY-FIVE (25), IN BLOCK NUMBERED FOURTEEN (14), IN THE SUBDIVISION KNOWN AS "PART OF BLOCKS 14, 15,16, AND 17 WOODLAWN", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 24, AT PLAT 89.</div></div></div><div><div><div>The property is improved by a dwelling.</div></div></div></div></div></div> <div><div><div><div><div><div></div><div>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.</div></div></div><div><div><div>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.</div></div></div></div></div></div> <div><div><div><div><div><div></div><div><b>LAURA H. G. O'SULLIVAN, et al.,</b> Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland</div></div></div><div><div><div><div><div><div></div><div><b>111007</b></div></div></div><div><div><div>(3-20,3-27,4-3)</div></div></div></div></div></div></div></div></div>	



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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

6405 SOUTH HOMESTAKE DR.  
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated August 23, 2004 and recorded in Liber 20446, Folio 199 among the Land Records of Prince George's Co., MD, with an original principal balance of \$272,000.00 and an original interest rate of 2.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 8, 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 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.

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

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

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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111060
(3-20,3-27,4-3)

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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  
11604 Legend Glen Drive, Bowie, Maryland 20720

By virtue of the power and authority contained in a Deed of Trust from James M Alexander and Thankamma Alexander, dated April 13, 2006, and recorded in Liber 25051 at folio 510 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

MARCH 25, 2014  
AT 9:06 AM

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

LOT NUMBERED THIRTEEN (13) IN BLOCK LETTERED "B" IN THE SUB-DIVISION KNOWN AS "PLAT SIXTEEN, LOTTSFORD COMMUNITY" AS PER PLAT RECORDED IN PLAT BOOK NLP 137 AT PLAT 30 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; 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 \$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

110833 (3-6,3-13,3-20)

LEGALS

ORDER OF PUBLICATION

MD TL, LLC RAI AS CUSTODIAN  
53 E Broadway, 1st Floor  
Bel Air, Maryland 21014

Plaintiff  
v.  
ERWIN L CRAIG, JR.

and  
PRINCE GEORGE'S COUNTY

And 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 the County of Prince George's

Property Address: 4406 Twin Oak Ct.  
Account Number: 20 2839264  
Description: 8,943.0000 Sq. Ft. & Imps. Crandall Crossing- Lot 1 Blk B  
Assmt: \$369,600.00  
Liber/Folio: 23435/722  
Assessed To: Craig, Erwin L Jr.

In the Circuit Court for  
Prince George's County,  
Maryland  
CAE 14-04343

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

Property Address: 4406 Twin Oak Ct.  
Account Number: 20 2839264  
Description: 8,943.0000 Sq. Ft. & Imps. Crandall Crossing- Lot 1 Blk B  
Assmt: \$369,600.00  
Liber/Folio: 23435/722  
Assessed To: Craig, Erwin L Jr.

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

It is thereupon this 10th day of March, 2014, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 4th day of April, 2014, warning all persons interested in the said properties to be and appear in this Court by the 13th day of May, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111038 (3-20,3-27,4-3)

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  
3207 32ND AVENUE, TEMPLE HILLS, MD 20748

By virtue of the power and authority contained in a Deed of Trust from PETRICE L. WILLIAMS AKA PETRICE L. WILLIAMS-COATES, dated June 29, 2004 and recorded in Liber 20415 at Folio 465 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, MARCH 28, 2014  
AT 3:00 P.M.

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

LOT NUMBERED FIFTEEN (15) IN BLOCK NUMBERED TWELVE (12), IN THE SUBDIVISION KNOWN AS "HILLCREST GARDENS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 19 AT PLAT 98 BEING IN THE 6TH 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 \$14,000.00 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 7.00% 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

110919 (3-13,3-20,3-27)

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  
4703 Captain Bayne Court, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Twanna Lesperance and Jean Lesperance, dated September 10, 2007, and recorded in Liber 28609 at folio 662 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

MARCH 25, 2014  
AT 9:08 AM

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

LOT NUMBERED TWENTY-SEVEN (27) IN BLOCK LETTERED "H" IN THE SUBDIVISION KNOWN AS "PLAT 24, VILLAGES OF MARLBOROUGH", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP 151 AT PLAT NO. 95; BEING IN THE 3 RD 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 \$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

110835 (3-6,3-13,3-20)

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

5404 ODELL RD.  
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated May 31, 2008 and recorded in Liber 29778, Folio 263 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 6.375% 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

APRIL 8, 2014 AT 11:46 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: All that piece or parcel of ground situate, lying and being in Vansville District, Prince George's County, state of Maryland, being part of the same land which the said parties of the first part William Douglas King and Hester V. king, his wife, obtained from Bettie Hitafter and John D. Hitafter, her husband, by deed dated the 3rd, day of March, 1932, recorded in the Land records of Prince George's County, Maryland, in Liber # 376 at folio 230 and being described as follows to wit:

Beginning at an iron pipe on the North side of the Odell Road for the distances South 88° 43' West 229.4 feet from an iron pipe planted on the East side of the Washington-Baltimore Boulevard and running thence (1) North 1° 44' East 122.2 feet passing over an iron pipe, and running thence (2) North 87° 37' West 65.13 feet, thence running (3) South 1° 44' West 126.38 feet to the North side of Odell Road, and running thence with the Odell Road (4) South 88° 42' East 65 feet to the iron pipe, the point of beginning, containing 185/1000 of an acre, more or less; as shown on a plat in yellow outline made by Edward L. Latimer and Son, Surveyors, March 23rd, 1935.

Together with the building and improvement thereupon, erected, made, or being; and all and every, the rights, alleys ways, water privileges, appurtenances and advantages to the same belonging or in anywise appertaining, Tax ID #01-0056341.

Being the same property conveyed to Felix Carroll Ross and Alice Ross by deed from William Douglas King and Hester V. King recorded 04/29/1944 in deed book 724, page 415, among the Land Records of Prince George's County, Maryland.

Beginning for the second at an iron pipe found in the northeast corner of the land of Alonzo C. gross and running thence with the Easterly boundary of the said grantees' land (1) South 1 degree 27 minutes 25 seconds East 121.13 feet to a pipe found in the southeast corner of the same in the northerly line of Odell road and with the same (2) North 88 degrees 25 minutes 24 seconds East 12.00 feet to a pipe set thence with the division line now being established (3) North 7 degrees 06 minutes 48 seconds west 121.70 feet to the place of beginning, containing 726.44 square feet more or less as surveyed by Walton G. Banks, Inc. on May 8, 1980. Tax ID #01-0056333.

Being the same lot of ground which by deed dated May 20, 1980 and recorded May 28, 1980 in libro 5263 folio 463, was granted and conveyed by Alonzo C. Gross, widower, unto Felix C. Ross and Alice Ross, his wife, The said Felix C. Ross departed this life vesting fee simple title in Alice Ross, as surviving tenant by the entirety.

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale; and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

111075 (3-20,3-27,4-3)

COUNTY COUNCIL HEARING

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

TUESDAY, APRIL 1, 2014  
COUNCIL HEARING ROOM  
COUNTY ADMINISTRATION BUILDING  
814741 GOVERNOR ODEN BOWIE DRIVE  
UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday, April 1, 2014 the County Council of Prince George's County, Maryland, will hold the following public hearing:

**CR-12-2014 - A RESOLUTION CONCERNING HOUSING AND COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN: FY 2014** for the purpose of amending the Annual Action Plan for Housing and Community Development: FY 2014 and approving the reprogramming and reallocation of \$1,696,830.86 in Community Development Block Grant ("CDBG") funds from the FY 2011, FY 2012, FY 2013, and FY 2014 Annual Action Plans to a new activity, the Single-Family Homeowner Occupied Housing Rehabilitation Assistance Program (the "Program"), to be administered by a Third Party Entity ("Administrator").

Those wishing to testify at this hearing 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

111089 (3-20,3-27)



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  
14122 Reverend Rainsford Court, Upper Marlboro,  
Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Sher-lynn D Satterwhite, dated February 2, 2007, and recorded in Liber 27162 at folio 681 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

MARCH 25, 2014  
AT 9:14 AM

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

LOT 43, IN THE SUBDIVISION KNOWN AS "PLAT THIRTY-THREE, VILLAGES OF MARLBOROUGH, BISHOPS BEQUEST, BLOCK M, LOTS 1 THRU 24 AND LOTS 33 THRU 54, MARLBORO ELECTION DISTRICT NO. 3, PRINCE GEORGE'S COUNTY, MARYLAND", AS PER PLAT RECORDED IN PLAT BOOK NLP 155 AT PLAT NO. 44 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

110841 (3-6,3-13,3-20)

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  
246 Red Jade Drive, #13-5, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Annie D Baldwin, dated June 15, 2007, and recorded in Liber 28381 at folio 646 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

APRIL 1, 2014  
AT 9:17 AM

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

ALL THAT CONDOMINIUM UNIT SITUATE IN PRINCE GEORGE'S COUNTY, IN THE STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: BEING KNOWN AND DESIGNATED AS CONDOMINIUM UNIT NO. 13-5 IN PHASE 13, "KETTERING-BY THE PARK CONDOMINIUM", AS SHOWN ON THE PLATS ENTITLED "CONDOMINIUM PLAT, SECTION TWO, PHASE 13, CONDOMINIUM PHASING PLAN, KETTERING IN THE PARK I", WHICH PLATS ARE RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AT PLAT BOOK 127, AT PAGE 9, AND AS ALSO SHOWN ON THE PLATS ENTITLED "AMENDED CONDOMINIUM PLAT, SECTION 2, PHASE 13, CONDOMINIUM PHASING PLAN, KETTERING BY THE PARK I" RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 128, AT PAGES 45 THRU 47, INCLUSIVE, AND AS SAID UNIT AND SAID CONDOMINIUM ARE ESTABLISHED PURSUANT TO THE KETTERING-BY-THE-PARK I CONDOMINIUM DECLARATION AND BY-LAWS DATED APRIL 29, 1986 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 6375, FOLIO 134 AND ALL AMENDMENTS THERETO RECORDED PRIOR HERETO. THE IMPROVEMENTS THEREON BEING KNOWN AS 246 RED JADE DRIVE, UNIT - 13-5, 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 \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

110917 (3-13,3-20,3-27)

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  
211 Manning Road East, Accokeek, Maryland 20607

By virtue of the power and authority contained in a Deed of Trust from Brian K. Bridgeforth and Erica S. Bridgeforth, dated February 29, 2008, and recorded in Liber 29591 at folio 688 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

MARCH 25, 2014  
AT 9:03 AM

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

BEING KNOWN AND DESIGNATED AS PART OF LOT NUMBERED TWENTY SEVEN (27) AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "LOT 26 THROUGH 28, MARCHEGIANI SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK W.W.W. 70 AT PLAT NO. 25 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGINNING FOR THE SAME AT A POINT LYING IN THE NORTHERLY RIGHT OF WAY LINE OF MANNING ROAD, SAID POINT ALSO MARKING THE COMMON FRONT CORNER BETWEEN 27 AND 28, AS SHOWN ON THE AFORESAID PLAT OF SUBDIVISION, AND RUNNING THENCE THIRTY (30) FEET FROM AND PARALLEL TO THE CENTER LINE OF MANNING ROAD, S, 60 DEG. 37 MIN. 20 SEC. W, 205.48 FEET TO A POINT. THENCE 51.67 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 701.63 FEET AND A LONG CHORD BEARING AND DISTANCE OF S. 62 DEG. 43 MIN. 55 SEC. W. 51.66 FEET TO A POINT THENCE CROSSING LOT 27 N. 03 DEG. 12 MIN. 40 SEC. W. 114.25 FEET TO A POINT, THENCE RUNNING ALONG THE OUTLINE OF LOT 27 N. 57 DEG. 26 MIN. 45 SEC. E. 167.46 FEET TO A POINT, THENCE N. 21 DEG. 10 MIN. 00 SEC. E. 51.19 FEET TO A POINT, AND RUNNING THENCE ALONG THE DIVISION LINE BETWEEN LOT 27 AND 28, S. 29 DEG. 22 MIN. 40 SEC. E. 146.24 FEET TO A POINT OF BEGINNING, CONTAINING 26,018 SQUARE FEET OF LAND.

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

110830 (3-6,3-13,3-20)

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

APRIL 1, 2014  
AT 9:04 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

110906 (3-13,3-20,3-27)

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  
9816 Lakepoint Court, Unit 103, Hyattsville, Maryland 20785

By virtue of the power and authority contained in a Deed of Trust from Darian Jones, dated September 23, 2005, and recorded in Liber 24190 at folio 059 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

MARCH 25, 2014  
AT 9:21 AM

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

BEING KNOWN AND DESIGNATED AS UNIT NO. 103, BUILDING 8, PHASE II, OF LAKE POINT AT THE TOWN CENTRE CONDOMINIUM, A CONDOMINIUM ESTABLISHED UNDER A DECLARATION DATED NOVEMBER 20, 1992 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 8536, FOLIO 854, ET SEQ MADE BY JMG DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, DECLARANT, AND AMENDED BY THE FOLLOWING AMENDMENTS RECORDED IN LIBER 8556, FOLIO 328; IN LIBER 8678, FOLIO 200; ALL AS THE UNIT AND CONDOMINIUM PLATS ENTITLED, "BUILDING 8, PLAT AND PLAN OF CONDOMINIUM, LAKE POINTE (AT THE TOWNE CENTRE) CONDOMINIUM", BOTH OF WHICH ARE RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN CONDOMINIUM PLAT BOOK VJ 164 AT PLAT NO. 59 AND CONDOMINIUM PLAT BOOK VJ 164 AT PLAT NO. 60, RESPECTIVELY. THE IMPROVEMENTS THEREON BEING KNOWN AS 9816 LAKEPOINTE COURT, #103. BEING ALSO SUBJECT TO THE CONDOMINIUM DECLARATION AND BY-LAWS FOR LAKE POINTE LAND CONDOMINIUM DATED MARCH 23, 1992 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 8246, FOLIO 857, ET SEQ., AND AS SHOWN ON THOSE LAND CONDOMINIUM PLATS ENTITLED, "SHEET 1 OF 2 AND SHEET 2 OF 2, PHASE I, LAKE POINT LAND CONDOMINIUM", WHICH PLATS ARE RECORDED AMONG THE AFORESAID LAND RECORDS IN CONDOMINIUM PLAT BOOK VJ 162 AT PLAT 7 AND IN PLAT BOOK VJ 162 AT PLAT 8. BEING ALSO SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION OF THE LARGO TOWN CENTER DATED JANUARY 1, 1990 BY LARGO CLI LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP AND DXD., INC., DECLARANTS, AS THE SAME IS RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 7530, FOLIO 313. TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST AND OWNERSHIP IN THE COMMON ELEMENTS AND COMMON PROFITS OF THE CONDOMINIUM WHICH IS ATTENDANT TO EACH SUCH UNIT UNDER THE PROVISIONS OF ARTICLE V, SECTION 2, OF THE AFORESAID DECLARATION AND ITEM NO. 2 OF THE AFORESAID AMENDMENT TO EXPAND THE CONDOMINIUM TO INCLUDE PHASE TWO, AS THE COMMON ELEMENTS AND COMMON PROFITS ARE DEFINED IN SAID DECLARATION AND ARE SHOWN ON THE CONDOMINIUM PLATS, AFORESAID. BEING THE SAME PROPERTY WHICH BY DEED DATED JANUARY 13, 2000 AND RECORDED IN LIBER 13597, FOLIO 639 WAS GRANTED AND CONVEYED UNTO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

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

110842 (3-6,3-13,3-20)

LEGALS

NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

HARRIET MITCHELL DOLBY  
AKA HARRIET DOLBY  
3334 Huntley Square Drive,  
Unit #B2  
Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 13-20985

Notice is hereby given this 27th day of February, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3334 Huntley Square Drive, Unit #B2, 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 27th day of March, 2014 provided a copy of this notice be published in some newspaper printed in said County, once in each of three successive weeks before the 27th day of March, 2014.

The report states the purchase price at the Foreclosure sale to be \$38,000.00.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
110886 (3-6,3-13,3-20)

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.

Darlene Marie Ladik  
2705 Newglen Avenue  
District Heights, MD 20747

Defendant

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 13-28849

Notice is hereby given this 25th day of February, 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 25th day of March, 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 25th day of March, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$275,214.04. The property sold herein is known as 2705 Newglen Avenue, District Heights, MD 20747.

MARILYNN M. BLAND  
Clerk of the Circuit Court for  
Prince George's County, Md.  
True Copy—Test:  
Marilynn M. Bland, Clerk  
110898 (3-6,3-13,3-20)

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  
8840 Ritchboro Road, Forestville, Maryland 20747

By virtue of the power and authority contained in a Deed of Trust from Donnie Payne and Ronnie Payne, dated May 1, 1995, and recorded in Liber 10137 at folio 264 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

MARCH 25, 2014  
AT 9:13 AM

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

ALL THAT LOT OF GROUND SITUATE IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: BEING KNOWN AND DESIGNATED AS LOT NO. 181, BLOCK A AS SHOWN ON THE PLAT ENTITLED "PLAT 1, SECTION FOUR, BLOCK C AND PART OF BLOCK A FORESTVILLE PARK" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN PLAT BOOK NLP NO.96, FOLIO 65. THE IMPROVEMENTS THEREON BEING KNOWN AS 8840 RITCHBORO ROAD, DISTRICT HEIGHTS, MARYLAND - 20747.

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 8.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and /or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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  
110840 (3-6,3-13,3-20)

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  
8695 GREENBELT RD., UNIT #304  
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated May 16, 2008 and recorded in Liber 29754, Folio 543 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$114,000.00 and an original interest rate of 6.50000% 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

APRIL 1, 2014 AT 11:47 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 8695/T-2, in a condominium known as "Chelsea Woods Courts Condominium, Phase II" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$11,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

110958 (3-13,3-20,3-27)

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  
9523 48th Avenue, College Park, Maryland 20740

By virtue of the power and authority contained in a Deed of Trust from Lazaro Merlos and Blanca M Cruz, dated September 21, 2007, and recorded in Liber 28755 at folio 393 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

MARCH 25, 2014  
AT 9:15 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: BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWENTY-SIX(26), AS SHOWN ON A PLAT ENTITLED, "CLEAR VIEW, LOTS 25, 26 AND 27, BEING A PART OF LOT 15, CLEAR VIEW SUB-DIVISION AND PART OF LOT 20, BLOCK 22, HOLLYWOOD ON THE HILL", SAID PLAT BEING RECORDED IN PLAT BOOK WWW 39 AT PAGE 22, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 9523 48TH AVENUE, COLLEGE PARK, MARYLAND - 20740.

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  
110843 (3-6,3-13,3-20)

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  
3105 63RD AVE.  
HYATTSVILLE A/R/T/A LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated August 19, 1994 and recorded in Liber 9753, Folio 403 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$112,450.00 and an original interest rate of 9.000% 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

MARCH 25, 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 \$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  
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

110866 (3-6,3-13,3-20)

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  
5403 MYSTIC CT.  
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated February 28, 2007 and recorded in Liber 28585, Folio 267 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$376,000.00 and an original interest rate of 7.75% 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

APRIL 1, 2014 AT 11:42 AM

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

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

Terms of Sale: A deposit of \$37,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

110953 (3-13,3-20,3-27)

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  
14101 SILVER TEAL WAY  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 1, 2005 and recorded in Liber 24162, Folio 287 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 7.125% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 1, 2014 AT 11:46 AM

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

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

Terms of Sale: A deposit of \$38,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

110957 (3-13,3-20,3-27)





LEGALS

The Prince George’s Post Newspaper Call 301-627-0900 or Fax 301-627-6260 Have a Very Safe Weekend

LEGALS

ORDER OF PUBLICATION

BEOR FUND 1, LLC  
53 E BROADWAY, 1ST FLOOR  
BEL AIR, MARYLAND 21014

Plaintiff

v.

SILVER HILL PROPERTIES, LLC  
F/K/A SILVER HILL WALK IN CLINIC LLC

and

THE LAST SURVIVING MEMBER AND ASSIGNS OF SILVER HILL PROPERTIES, LLC F/K/A/ SILVER HILL WALK IN CLINIC, LLC

and

PNC BANK, NATIONAL ASSOCIATION F/K/A/ BANK OF SOUTHERN MARYLAND

and

WESLEY E. HUGHES, JR. TRUSTEE

and

JAMES E. SHOOK, TRUSTEE

and

JAMES M. BURKE, TRUSTEE

and

RL BB ACQ III-MD SHP, LLC

and

PRINCE GEORGE’S COUNTY

And 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 the County of Prince George’s

Property Address: 4900 Silver Hill Rd  
Account Number: 06 0575175  
Description: Parcel E-1 14,683.0000 Sq. Ft. & Imps Suitland- 1st Addn  
Assmt: \$446,800.00  
Liber/Folio: 12283/578  
Assessed To: Silver Hill Walk In Clinic LLC n/k/a Silver Hill Properties

In the Circuit Court for Prince George’s County, Maryland  
CAE 13-35332

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

Property Address: 4900 Silver Hill Rd  
Account Number: 06 0575175  
Description: Parcel E-1 14,683.0000 Sq. Ft. & Imps Suitland- 1st Addn  
Assmt: \$446,800.00  
Liber/Folio: 12283/578  
Assessed To: Silver Hill Walk In Clinic LLC n/k/a Silver Hill Properties

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.  
It is thereupon this 10th day of March, 2014, by the Circuit Court for Prince George’s County;  
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 4th day of April, 2014, warning all persons interested in the said properties to be and appear in this Court by the 13th day of May, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111035 (3-20,3-27,4-3)

LEGALS

ORDER OF PUBLICATION

MD TL, LLC, RAI AS CUSTODIAN  
53 E Broadway, 1st Floor  
Bel Air, Maryland 21014

Plaintiff

v.

JAMES EDWARDS

and

ARCELIA CHEEVES

and

EDWARD S. COHN, TRUSTEE

and

LE BEAU MONDE’ ENTERPRISES, INC., INDIVIDUALLY AND AS TRUSTEE A/K/A LE BEAU MODE’ ENTERPRISE

and

And 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 the County of Prince George’s

Property Address: 2009

LEGALS

Clearwood Dr.  
Account Number: 07 0808774  
Description: Plat 1, 31,862.0000 Sq. Ft. & Imps. Woodmore South-Lot 3 Blk B  
Assmt: \$545,300.00  
Liber/Folio: 11173/546  
Assessed To: Hardy, John A. Sr. & Mattie I

In the Circuit Court for Prince George’s County, Maryland  
CAE 14-04341

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

Property Address: 2009 Clearwood Dr.  
Account Number: 07 0808774  
Description: Plat 1, 31,862.0000 Sq. Ft. & Imps. Woodmore South-Lot 3 Blk B  
Assmt: \$545,300.00  
Liber/Folio: 11173/546  
Assessed To: Hardy, John A. Sr. & Mattie I

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.  
It is thereupon this 10th day of March, 2014, by the Circuit Court for Prince George’s County;  
ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George’s Post, a newspaper having general circulation in Prince George’s County, once a week for three (3) successive weeks on or before the 4th day of April, 2014, warning all persons interested in the said properties to be and appear in this Court by the 13th day of May, 2014, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111036 (3-20,3-27,4-3)

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs

vs.

SHAWN L. MINOR  
ANTHONY MINOR  
5001 Gunther Street  
Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 13-30131

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5001 Gunther Street, Capitol Heights, MD 20743 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 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 14th day of April, 2014.  
The report states the purchase price at the Foreclosure sale to be \$56,980.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111111 (3-20,3-27,4-3)

LEGALS

NOTICE

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

Substitute Trustees, Plaintiffs

vs.

KWANYAA S. WILLIAMS  
CARYN J. WILLIAMS  
11302 Kettering Terrace  
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 13-21012

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 11302 Kettering Terrace, Upper Marlboro, MD 20774 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 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 14th day of April, 2014.  
The report states the purchase price at the Foreclosure sale to be \$139,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111113 (3-20,3-27,4-3)

LEGALS

File: PG 13-3624

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

Plaintiff

vs.

Shirley M. Thornton, U.S. Bank, National 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:

244 Possum Court, Capitol Heights, MD 20743 and described as Townhouses Plat 1 1,500.0000 Sq. Ft. & Imps. Westhampton Lot 116 Blk B Assmt \$138,000 Lib 00000 Fl 541, Account No. 2087013 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 14-05495

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 10th day of March, 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 4th day of April, 2014 warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 13th day of May, 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  
111040 (3-20,3-27,4-3)

LEGALS

NOTICE

IN THE MATTER OF:  
Chrystal Rena Faison  
Jason Wardell Faison  
Sakiah Armani Faison

FOR THE CHANGE OF NAME TO:  
Chrystal Rena Faison-Craven  
Wardell Douglas Craven III  
Sakiah Armani Craven

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 14-05411

A Petition has been filed to change the name of Chrystal Rena Faison (Adult) to Chrystal Rena Faison-Craven (Adult) and Jason Wardell Faison (Minor Child) to Wardell Douglas Craven III (Minor Child) and Sakiah Armani Faison (Minor Child) to Sakiah Armani Craven (Minor Child).

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

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Maryland  
111118 (3-20)

LEGALS

NOTICE

IN THE MATTER OF:  
Danae Amy Awai

FOR THE CHANGE OF NAME TO:  
Danae Amy Awai-Gibbs

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 13-39372

A Petition has been filed to change the name of (Minor Child) Danae Amy Awai to Danae Amy Awai-Gibbs.

The latest day by which an objection to the Petition may be filed is April 4, 2014.

Marilynn M. Bland  
Clerk of the Circuit Court for Prince George’s County, Maryland  
111114 (3-20)



## 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

1504 BAYTREE TERR.  
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated September 18, 2006 and recorded in Liber 26066, Folio 622 among the Land Records of Prince George's Co., MD, with an original principal balance of \$448,000.00 and an original interest rate of 8.450% 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

APRIL 8, 2014 AT 11:56 AM

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

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

Terms of Sale: A deposit of \$66,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

111085 (3-20,3-27,4-3)

**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

APRIL 8, 2014 AT 11:59 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

111088 (3-20,3-27,4-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
5108 Armand Avenue, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from Latia M Perry, dated April 29, 2010, and recorded in Liber 31673 at folio 622 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

MARCH 25, 2014  
AT 9:01 AM

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

BEING KNOWN AND DESIGNATED AS LOT 11 IN BLOCK C IN A SUBDIVISION KNOWN AS "ANDREWS MANOR", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW42 AT PLAT 52 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

PREMISES BEING KNOWN AS: 5108 ARMAND AVENUE, SUITLAND, MARYLAND 20746.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$25,000.00 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

110828(3-6,3-13,3-20)

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  
2903 Apple Green Lane, Bowie, Maryland 20716

By virtue of the power and authority contained in a Deed of Trust from Robert Mack Jr. and Sharifah Mack aka Sharifa Riley-Mack, dated January 22, 2008, and recorded in Liber 29347 at folio 706 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

APRIL 1, 2014  
AT 9:15 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: BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWO (2), IN BLOCK LETTERED "H", IN THE SUBDIVISION KNOWN AS "PLAT 31, MITCHELLVILLE EAST", AS PER PLAT THEREOF RECORDED IN PLAT BOOK VJ 157 AT PLAT NO. 100, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 2903 APPLE GREEN LANE, 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 \$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

110915(3-13,3-20,3-27)

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  
4827 Heath Street, Capitol Heights, Maryland 20743

By virtue of the power and authority contained in a Deed of Trust from Kazim R. Nimblett and Sheila R. Nimblett, dated January 26, 2007, and recorded in Liber 27040 at folio 167 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

MARCH 25, 2014  
AT 9:22 AM

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

LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) IN BLOCK NUMBERED SEVENTY (70) IN THE SUBDIVISION KNOWN AS "GREATER CAPITOL HEIGHTS", AS PER PLAT RECORDED IN PLAT BOOK BDS 1 AT PLAT NOS. 60 THRU 65, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 18TH ELECTION DISTRICT. THE IMPROVMENTS THEREON BEING KNOWN AS 4827 HEATH 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 \$30,000.00 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

110846(3-6,3-13,3-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
THIS PROPERTY WILL BE SOLD SUBJECT TO A 120  
DAY RIGHT OF REDEMPTION BY THE INTERNAL  
REVENUE SERVICE.  
Improved by premises known as  
6953 Decatur Street, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Michael L Davis and Dora R Tally, dated April 30, 2003, and recorded in Liber 17383 at folio 052 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

APRIL 1, 2014  
AT 9:05 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: LOT NUMBERED ONE (1) IN BLOCK NUMBERED TWELVE (12) IN THE SUBDIVISION KNOWN AS "WOODLAWN SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK BB12, PLAT 86 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 6953 DECATUR STREET, HYATTSVILLE, MARYLAND - 20784.

The property is improved by a dwelling.

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

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

110907(3-13,3-20,3-27)

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  
12516 Caswell Lane, Bowie, Maryland 20715

By virtue of the power and authority contained in a Deed of Trust from Thomas H Harwood aka Thomas Harwood, dated October 8, 2007, and recorded in Liber 28854 at folio 425 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

APRIL 1, 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, MARYLAND AND DESCRIBED AS FOLLOWS: LOT NUMBERED ELEVEN (11), IN BLOCK NUMBERED TWO HUNDRED ELEVEN (211), IN THE SUBDIVISION KNOWN AS "CHAPEL FORGE AT BELAIR, SECTION 70", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK WWW 56 AT PLAT 29. THE IMPROVEMENTS THEREON BEING KNOWN AS 12516 CASWELL LANE BOWIE MARYLAND - 20715.

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

110918(3-13,3-20,3-27)

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  
10234 Old Fort Road, Fort Washington, Maryland 20744

By virtue of the power and authority contained in a Deed of Trust from Peter C Snyder aka Peter C Snyder Sr and Bertha E Snyder, dated August 16, 2004, and recorded in Liber 20637 at folio 140 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

APRIL 1, 2014  
AT 9:16 AM

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

LOT NUMBERED SIXTEEN (16) IN THE SUBDIVISION KNOWN AS "POTOMAC VIEW", AS PER PLAT RECORDED IN PLAT BOOK BB8 AT PLAT NO. 64 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, SAVING AND EXCEPTING 2,325.26 SQUARE FEET AS MORE PARTICULARLY DESCRIBED IN A DEED TO PRINCE GEORGE'S COUNTY, MARYLAND RECORDED IN LIBER 5272 AT FOLIO 518.

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 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

110916(3-13,3-20,3-27)

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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  
4406 Franklin Terrace, Beltsville, Maryland 20705

By virtue of the power and authority contained in a Deed of Trust from Jennifer Hoang, dated November 30, 2004, and recorded in Liber 21150 at folio 721 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

MARCH 25, 2014  
AT 9:12 AM

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

BEING KNOWN AND DESIGNATED AS LOT TEN (10) IN BLOCK LETTERED "D" IN A SUBDIVISION KNOWN AS "FIRST ADDITION TO ROCKY ACRES" AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 47 AT PLAT 35 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 \$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  
110839 (3-6,3-13,3-20)

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  
12518 Plantation Drive, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from John C Hutchins, dated October 25, 2002, and recorded in Liber 16553 at folio 632 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

MARCH 25, 2014  
AT 9:16 AM

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

LOT NUMBERED FORTY SEVEN (47). IN THE SUBDIVISION KNOWN AS "NORTH KEYS ESTATES", AS PER PLAT THEREOF RECORDED IN PLAT BOOK VJ 166 AT PLAT NO. 15, 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 \$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  
110899 (3-6,3-13,3-20)

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  
2410 St Clair Drive, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Towanta Prince, dated June 1, 2006, and recorded in Liber 25542 at folio 242 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

MARCH 25, 2014  
AT 9:19 AM

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED FORTY SEVEN (47) IN BLOCK LETTERED "D" IN A SUBDIVISION KNOWN AS "SECTION 4, HILLCREST HEIGHTS" AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 19 AT PLAT 31 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 \$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 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  
110844 (3-6,3-13,3-20)

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  
4805 70th Place, Hyattsville, Maryland 20784

By virtue of the power and authority contained in a Deed of Trust from Ugochukwu H Okafor, dated April 24, 2009, and recorded in Liber 30679 at folio 231 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

APRIL 1, 2014  
AT 9:06 AM

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

LOT NUMBERED EIGHTEEN (18) IN BLOCK NUMBERED FOUR (4) IN A SUBDIVISION KNOWN AS "WOODLAWN SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12 AT PLAT 86 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 2ND 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  
110908 (3-13,3-20,3-27)

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  
2608 Testway Avenue, Fort Washington, Maryland 20744-2448

By virtue of the power and authority contained in a Deed of Trust from Terrence Barton Sr. and Frances D Barton, dated November 20, 2006, and recorded in Liber 27070 at folio 440 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

MARCH 25, 2014  
AT 9:25 AM

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

LOT 14, BLOCK C, PLAT 1, ZIMMERMANS ADDITION TO LINDA KNOLLS, WWW 57-94. BEING MORE FULLY DESCRIBED IN A DEED DATED 5/16/2005 AND RECORDED 07/13/2005, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 22455 AND PAGE 718.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification 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 8.9% 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  
110849 (3-6,3-13,3-20)

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 Estate of Leslie Hubert 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

MARCH 25, 2014  
AT 9:26 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, ZANTZINGERS' 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  
110850 (3-6,3-13,3-20)

THE  
PRINCE GEORGE’S POST

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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**

**6109 LANDOVER RD.  
CHEVERLY, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated March 17, 2006 and recorded in Liber 24836, Folio 662 among the Land Records of Prince George's Co., MD, with an original principal balance of \$311,200.00 and an original interest rate of 5.50000% 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

**APRIL 8, 2014 AT 11:40 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

111069 (3-20,3-27,4-3)

**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**

**6064 SOUTH HIL MAR CIR.  
A/R/T/A 6064 SOUTH HILL MAR CIR.  
DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated December 13, 2006 and recorded in Liber 26684, Folio 196 among the Land Records of Prince George's Co., MD, with an original principal balance of \$237,106.00 and an original interest rate of 6.0% 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

**APRIL 8, 2014 AT 11:43 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 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

111072 (3-20,3-27,4-3)

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**

**931 VAUXHALL RD.  
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated July 11, 2006 and recorded in Liber 25998, Folio 138 among the Land Records of Prince George's Co., MD, with an original principal balance of \$200,000.00 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

**APRIL 8, 2014 AT 11:41 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 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

111070 (3-20,3-27,4-3)

**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**

**1836 METZEROTT RD., UNIT #1211  
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated June 26, 2008 and recorded in Liber 29887, Folio 478 and re-recorded in Liber 30283, Folio 211 among the Land Records of Prince George's Co., MD, with an original principal balance of \$108,300.00 and an original interest rate of 6.000% 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

**APRIL 8, 2014 AT 11:44 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 1211 and Parking Space Numbered P-37 in a condominium styled "Presidential Towers 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 \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

111073 (3-20,3-27,4-3)

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

**APRIL 8, 2014 AT 11:42 AM**

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

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

111071 (3-20,3-27,4-3)

**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**

**93 CABLE HOLLOW WAY, UNIT #32-2  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated December 15, 2006 and recorded in Liber 26693, Folio 668 among the Land Records of Prince George's Co., MD, with an original principal balance of \$304,500.00 and an original interest rate of 1.6700% 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

**APRIL 8, 2014 AT 11:45 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 32-2 in the Cinnamon Ridge horizontal property release as set forth on the "Plat of Condominium, Subdivision-Cinnamon Ridge" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

111074 (3-20,3-27,4-3)





LEGALSLegal Notice

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

THOMAS PARRETT  
MARIA E. GARCIA  
8007 Heflin Drive  
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 13-08447**

Notice is hereby given this 7th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 8007 Heflin 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 7th day of April, 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 7th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$175,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111021 (3-13,3-20,3-27)

LEGALSLegal Notice

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

T.C. BOWDEN  
7812 Hanover Parkway  
Unit #T1  
Greenbelt, MD 20770

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 13-36541**

Notice is hereby given this 7th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7812 Hanover Parkway, Unit #T1, 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 7th day of April, 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 7th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$44,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111024 (3-13,3-20,3-27)

LEGALSLegal Notice

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

CHRISTINE D. BRANDFORD  
YOLONDA S. COLE  
7732 Hanover Parkway  
Unit #203 arta 247  
Greenbelt, MD 20770

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 13-14657**

Notice is hereby given this 10th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7732 Hanover Parkway, Unit #203 arta 247, 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 April, 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 April, 2014.

The report states the purchase price at the Foreclosure sale to be \$108,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111028 (3-13,3-20,3-27)

LEGALSLegal Notice

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

MICHAEL O. ROBERTS  
RITA S. ROBERTS  
4101 55th Avenue  
Bladensburg, MD 20710

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 13-24836**

Notice is hereby given this 13th day of March, 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 55th Avenue, Bladensburg, MD 20710 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 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 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$160,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111094 (3-20,3-27,4-3)

LEGALSLegal Notice

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.

Brenda S. Gilbert  
5606 Jefferson Heights Drive  
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 12-35962**

Notice is hereby given this 10th day of March, 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 April, 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 April, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$80,000.00. The property sold herein is known as 5606 Jefferson Heights Drive, 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  
111034 (3-13,3-20,3-27)

LEGALSLegal Notice

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.

Sonja Henderson  
4623 Deepwood Court #110D  
Bowie, MD 20720

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 13-16032**

Notice is hereby given this 10th day of March, 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 April, 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 April, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$321,957.33. The property sold herein is known as 4623 Deepwood Court #110D, Bowie, MD 20720.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111030 (3-13,3-20,3-27)

LEGALSLegal Notice

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

TYRONE L. CARR AKA  
TYRONE LYNARD CARR  
RENEE A. CARR AKA  
RENEE ANTONETTE CARR  
7427 Morrison Drive  
Greenbelt, MD 20770

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 13-08003**

Notice is hereby given this 7th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7427 Morrison Drive, 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 7th day of April, 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 7th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$386,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111026 (3-13,3-20,3-27)

LEGALSLegal Notice

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

WILLIE EUGENE WILSON, JR.  
AKA WILLIE E. WILSON, JR.  
4022 Lyons Street  
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 13-37497**

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4022 Lyons 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 14th day of April, 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 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$135,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111096 (3-20,3-27,4-3)

LEGALSLegal Notice

NOTICE

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

Substitute Trustees,  
Plaintiffs

vs.

CHARLES NORMAN  
WILLIAMS, JR.  
VERA J WILLIAMS  
12105 Tawny Lane  
Bowie, MD 20715

Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland  
Case No. CAEF 13-30461**

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 12105 Tawny 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 14th day of April, 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 14th day of April, 2014.

The report states the purchase price at the Foreclosure sale to be \$270,000.00.

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

True Copy—Test:  
Marilynn M. Bland, Clerk  
111102 (3-20,3-27,4-3)



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
14246 Brandywine Road, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Estate of Raymond Z Taylor and Barbara E Taylor, dated April 20, 2006, and recorded in Liber 25028 at folio 450 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

MARCH 25, 2014  
AT 9:27 AM

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

IN A DEED DATED 09/19/2001 AND RECORDED 09/26/2001, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE IN VOLUME 15021 AND PAGE 523.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

110851 (3-6,3-13,3-20)

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

MARCH 25, 2014  
AT 9:29 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 ENTITLED, "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

110853 (3-6,3-13,3-20)

LEGALS

NOTICE TO CONTRACTORS

1. Sealed Proposals, addressed to the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Bus Stop Improvements and Handicap Access Ramps at Various Locations, Contract Number 881-H (D), will be received until April 18, 2014, at 10:00 AM local prevailing time at which time they will be publicly opened and read in the Department of Public Works and Transportation, Office of Engineering and Project Management. A non-refundable fee of Seventy Five Dollars (\$75.00) will be charged for the purchase of the contract documents, which are available for review on March 24, 2014, in the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774. **Checks or money orders only will be accepted for the purchase of the contract documents and must be made for the exact amount payable to Prince George's County, Maryland.**

2. The estimated value of the Contract is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
4,000	LF	12 Inch Wide Thermoplastic Cross Walk Pavement Striping
1,500	LF	24 Inch Wide Thermoplastic Stop Bar Pavement Striping
25,000	LF	Remove and Replace Concrete Curb and Gutter
300,000	SF	Remove and Replace Concrete Sidewalk
25,000	SY	Remove and Replace Concrete Handicap Access Ramp

3. Proposals must be on the form provided with the specifications, shall be filled out completely stating price per each item, and shall be signed by the Bidder giving his full name and business address. Each proposal shall be enclosed in a sealed opaque envelope and marked **"Bus Stop Improvements and Handicap Access Ramps at Various Locations Contract Number 881-H (D)"**.

4. A Pre-Bidding Conference will be held for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, design and construction details will be conducted on April 4, 2014, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, Highways and Bridges Division, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

5. This project is Federally-funded and requires 35% MBE/DBE sub-contracting.

- By Authority of -  
Rushern L. Baker, III  
County Executive

111127 (3-20,3-27,4-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
8225 New Hampshire Avenue, Hyattsville, Maryland 20783

By virtue of the power and authority contained in a Deed of Trust from Carlos R Murillo aka Carlos Murillo, Maria A Vega and Jose P Vega, dated February 9, 2007, and recorded in Liber 27286 at folio 421 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

MARCH 25, 2014  
AT 9:30 AM

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

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED, LYING AND BEING IN PRINCE GEORGE'S COUNTY, MARYLAND, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT NUMBERED ONE (1) IN THE SUBDIVISION KNOWN AS "LANGLEY PARK" AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 18 AT PLAT 7, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. PROPERTY ADDRESS: 8225 NEW HAMPSHIRE, HYATTSVILLE, MD 20783 TAX ID# L7-3279700.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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

110854 (3-6,3-13,3-20)

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  
4710 NEWMAN ROAD  
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Chiquita P. Smith and David W. Smith, dated October 24, 2006 and recorded in Liber 26609, Folio 707 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$360,000.00, and an original interest rate of 6.250%, 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 **APRIL 1, 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 \$52,000.00 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

110924 (3-13,3-20,3-27)

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  
6613 Allentown Road, Temple Hills, Maryland 20748

By virtue of the power and authority contained in a Deed of Trust from Floyd Bagwell, dated February 18, 2005, and recorded in Liber 21720 at folio 523 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

APRIL 1, 2014  
AT 9:11 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: BEGINNING FOR THE SAME AT THE SOUTHERNMOST POINT IN THE TWO ACRE LOT #3 PORTION OF MANCHESTER & DEER BOND IN THE CENTER OF THE ROAD FROM BROAD CREEK TO MARLBORO AND RUNNING THENCE WITH THE WESTERNMOST OUTLINE OF THE SAME (1) NORTH 39 DEGREES 14 MINUTES WEST 365.50 FEET (ERRONEOUSLY STATED IN PRIOR DEED AS 14 MINUTES EAST) THENCE WITH A PORTION OF THE WESTERNMOST OUTLINE OF A 1.16 ACRE TRACT, A PORTION OF WHICH IS INCLUDED IN THE CONVEYANCE HEREIN (2) NORTH 00 DEGREES 33 MINUTES WEST 228.77 FEET THENCE WITH THE DIVISION LINE NOW BEING ESTABLISHED (3) SOUTH 39 DEGREES 14 MINUTES EAST 530.28 FEET TO THE CENTER OF THE AFORESAID ROAD AND WITH SAID CENTER (4) SOUTH 45 DEGREES 15 MINUTES WEST 143.65 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.45 ACRES MORE OR LESS. THE IMPROVEMENTS THEREON BEING KNOWN AS 6613 ALLENTOWN ROAD, TEMPLE HILLS, MARYLAND - 20748.

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

110911 (3-13,3-20,3-27)

THE PRINCE  
GEORGE'S POST  
Call 301-627-0900





## 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

10129 PRINCE PL., UNIT #302-12A  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 26, 2006 and recorded in Liber 25834, Folio 205 among the Land Records of Prince George's Co., MD, with an original principal balance of \$164,000.00 and an original interest rate of 3.25000% 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

APRIL 8, 2014 AT 11:49 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit No. 302-12A in a Condominium known as "Treetop Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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 rescind 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

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111078
(3-20,3-27,4-3)

## 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

9617 GEENA NICOLE DR.  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated March 13, 2007 and recorded in Liber 27450, Folio 565 among the Land Records of Prince George's Co., MD, with an original principal balance of \$607,000.00 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 (Duvall Wing entrance, located on Main St.), on

APRIL 8, 2014 AT 11:53 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 \$65,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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

111082 (3-20,3-27,4-3)







LEGALS

PUBLIC NOTICE  
  
DRAFT PRINCE GEORGE'S COUNTY  
FY 2015 ANNUAL ACTION PLAN FOR  
HOUSING AND COMMUNITY DEVELOPMENT

The Prince George’s County Draft FY 2015 Annual Action Plan for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on April 18, 2014. A copy of the Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County’s website: [www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/](http://www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/), or mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The Annual Action Plan (“AAP”) for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during FY 2015 to address priority needs and specific objectives identified in the FY 2011-2015 Consolidated Plan. The AAP also serves as an application for Federal funds: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME).

The FY 2015 formula allocations for the County are: CDBG - \$3,779,730 plus \$104,389 in Program Income; HOME - \$1,493,051 plus \$422,606 in Program Income, and ESG - \$308,264, plus \$308,264 in Matching Funds.

Proposed CDBG – funded projects:	
• Affordable Housing	\$ 1,488,487
• Economic Development	\$ 248,276
• Planning & Administration	\$ 755,946
• Public Facilities & Infrastructure	\$ 824,450
• Public Services	\$ 566,960
<b>Total:</b>	<b>\$3,884,119</b>

Proposed HOME-funded projects:	
• Homeowner Rehabilitation Program	\$ 422,606
• Homebuyer Activities	\$ 549,137
• Multi-Family Rental Housing Construction & Rehabilitation Program	\$ 500,000
• CHDO Set-Aside Activities	\$ 223,957
• CHDO Operating Assistance	\$ 74,652
• HOME Administration	\$ 149,305
<b>Total:</b>	<b>\$1,919,657</b>

Proposed ESG – funded projects:	
• Emergency Shelter	\$ 449,798
• Homeless Management Information System	\$ 30,492
• Rapid Re-housing	\$ 30,000
• Homelessness Prevention	\$ 60,000
• ESG Administration	\$ 46,238
<b>Total:</b>	<b>\$ 616,528</b>

Written comments may be sent to the Prince George’s County Department of Housing and Community Development, Community Planning and Development Division at 9200 Basil Court, Suite 500, Largo, Maryland, 20774.

For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

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

By Authority of: Eric C. Brown, Director Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774 Date: March 20, 2014	
111126	(3-20)

NOTICE OF PUBLIC HEARING  
ON THE  
SUBSTANTIAL AMENDMENT TO  
HOUSING AND COMMUNITY DEVELOPMENT  
ANNUAL ACTION PLAN: FISCAL YEAR 2014

**Date: Tuesday, April 1, 2014 at 10:00 a.m.**  
**Council Hearing Room, First Floor**  
**County Administration Building**  
**Upper Marlboro, Maryland 20772**

The Annual Action Plan is a document that describes actions, activities, and programs proposed during the next fiscal year to address priority needs and specific objectives identified in the County’s approved 2011-2015 Consolidated Plan for Housing and Community Development.

The purpose of amending the Prince George’s County Annual Action Plan: FY 2014 for Housing and Development are to include a new Community Development Block Grant (CDBG) project: Single-Family Homeowner Occupied Housing and Rehabilitation Assistance Program and approving the reprogramming of \$1,696,830.86 in CDBG funds from the FY 2011, FY 2012, FY 2013, and FY 2014 annual action plans for this project.

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600 TDD 301-925-5267. Free parking and shuttle bus service is available at the Prince George’s Equestrian Center parking lots.

Sign Language for the hearing impaired and interpretive services can be made available. To request these services, contact DHCD at (301) 993-5540 or (301) 883-5570 or TTY (301) 883-5428.

Written comments may also be sent to the Department of Housing and Community Development at 9200 Basil Court, Suite 500, Largo, Maryland 20774. For more information, please contact Shirley E. Grant, CPD Administrator at (301) 883-5540 or 301-883-5570.

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

By Authority of: Eric C. Brown, Director Department of Housing and Community Development 9200 Basil Court, Suite 500, Largo, Maryland 20774 Date: March 20, 2014	
111125	(3-20)

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  
6301 Chew Road, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from David Bramwell Sr. and Peggy Bramwell, dated August 24, 2007, and recorded in Liber 28674 at folio 069 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

**APRIL 8, 2014**  
**AT 9:23 AM**

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

LOT THREE (3) IN THE SUBDIVISION KNOWN AS PLAT ONE, ROSEHILL ESTATES, RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND IN PLAT BOOK REP 193 AT PLAT NO. 49.

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 \$77,000.00 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	
111013	(3-20,3-27,4-3)

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  
3407 Aberdeen Street, Suitland, Maryland 20746

By virtue of the power and authority contained in a Deed of Trust from William K. Taylor, dated November 16, 2007, and recorded in Liber 29013 at folio 296 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

**APRIL 8, 2014**  
**AT 9:13 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 “PLAT ONE”, FLEISCHMANS VILLAGE” AS PER PLAT THEREOF RECORDED IN PLAT BOOK B.B. 10 AT PLAT 89, 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 \$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 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	
111006	(3-20,3-27,4-3)

LEGALS

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

Substitute Trustees, Plaintiffs	Substitute Trustees, Plaintiffs
vs.	vs.
LEVAR RASHAWN FARRIOR 6506 America Boulevard, Unit # 712 Hyattsville, MD 20782-2091	JUAN E. TAYLOR 563 Wilson Bridge Drive, Unit #6762 Oxon Hill, MD 20745

Defendant(s) Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 13-23278

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6506 America Boulevard, Unit # 712, Hyattsville, MD 20782-2091 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 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 14th day of April, 2014. The report states the purchase price at the Foreclosure sale to be \$151,690.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.	MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test: Marilynn M. Bland, Clerk 111100 (3-20,3-27,4-3)	True Copy—Test: Marilynn M. Bland, Clerk 111101 (3-20,3-27,4-3)

NOTICE

Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814	Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814
Substitute Trustees, Plaintiffs	Substitute Trustees, Plaintiffs
vs.	vs.
ZAINAB KAMARA 5213 Newton Street, Unit #302 Bladensburg, MD 20710	DOROTHEA T. FOWLKES 3007 Parkland Drive District Heights, MD 20747-2759

Defendant(s) Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 13-21076

Notice is hereby given this 11th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5213 Newton Street, Unit #302, Bladensburg, MD 20710 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 11th day of April, 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 11th day of April, 2014. The report states the purchase price at the Foreclosure sale to be \$164,833.13.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.	MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test: Marilynn M. Bland, Clerk 111106 (3-20,3-27,4-3)	True Copy—Test: Marilynn M. Bland, Clerk 111107 (3-20,3-27,4-3)

NOTICE

Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814	Carrie M. Ward, et al. 4520 East West Highway, Suite 200 Bethesda, MD 20814
Substitute Trustees, Plaintiffs	Substitute Trustees, Plaintiffs
vs.	vs.
MICHELLE MUDD HEWITT H. MUDD 8313 Allentown Road Fort Washington, MD 20744	VAUGHN LESTER MURRAY 10700 Bickford Avenue Clinton, MD 20735

Defendant(s) Defendant(s)

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 13-36433

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 8313 Allentown Road, Fort Washington, MD 20744 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 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 14th day of April, 2014. The report states the purchase price at the Foreclosure sale to be \$84,500.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.	MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test: Marilynn M. Bland, Clerk 111108 (3-20,3-27,4-3)	True Copy—Test: Marilynn M. Bland, Clerk 111110 (3-20,3-27,4-3)

In the Circuit Court for Prince  
George’s County, Maryland  
Case No. CAEF 13-27056

Notice is hereby given this 13th day of March, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10700 Bickford Avenue, 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 14th day of April, 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 14th day of April, 2014. The report states the purchase price at the Foreclosure sale to be \$187,000.00.

MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.	MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test: Marilynn M. Bland, Clerk 111110 (3-20,3-27,4-3)	True Copy—Test: Marilynn M. Bland, Clerk 111110 (3-20,3-27,4-3)

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