

The Prince George's Post Newspaper

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*Your Newspaper
of
Legal Record*

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees,
Plaintiffs
v.
Olufemi Olumuywa Akinwande
a/k/a Olufemi O. Akinwande
501 Eighth Street
Laurel, MD 20707
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-04144**

Notice is hereby given this 12th day of June, 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 14th day of July, 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 14th day of July, 2014.
The Report of Sale states the amount of the foreclosure sale price to be \$242,748.24. The property sold herein is known as 501 Eighth Street, Laurel, MD 20707.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112688 (6-19,6-26,7-3)

NOTICE

Carrie M. Ward, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814
Substitute Trustees,
Plaintiffs
v.
STEPHANIE D. WILLIAMS AKA
STEPHANIE DESHAH WILLIAMS
ERIC L WILLIAMS AKA
ERIC LAMARR WILLIAMS
3511 Lumar Drive
Fort Washington, MD 20744
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 13-04788**

Notice is hereby given this 18th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3511 Lumar Drive, Fort Washington, MD 20744 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of July, 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 18th day of July, 2014.
The report states the purchase price at the Foreclosure sale to be \$164,900.000.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112798 (6-26,7-3,7-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**GEORGIA M PINNIX
AKA: GEORGIA PERSON**

Notice is given that Jennifer M. Brown-Johnson whose address is 3604 Seth Court, Springdale, MD 20774 and Paul G. Hamilton SR whose address is 45925 Fox Chase Drive, Apt 1216, Great Mills, MD 20634 was on June 6, 2014 appointed co-personal representatives of the estate of Georgia M. Pinnix who died on May 23, 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 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 6th day of December, 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.

JENNIFER M.
BROWN-JOHNSON
PAUL G. HAMILTON SR
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.96889
112691 (6-19,6-26,7-3)

NOTICE

Carrie M. Ward, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814
Substitute Trustees,
Plaintiffs
v.
LYNN ALICE WATKINS
4715 Cardinal Avenue
Beltsville, MD 20705
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 13-11354**

Notice is hereby given this 11th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4715 Cardinal Avenue, 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 11th day of July, 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 July, 2014.
The report states the purchase price at the Foreclosure sale to be \$330,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112684 (6-19,6-26,7-3)

NOTICE

Jacob Geesing, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814
Substitute Trustees,
Plaintiffs
v.
CATHY MCARTHUR AKA
CATHY G. MCARTHUR
1111 Merganser Court
Upper Marlboro, MD 20774
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 12-19684**

Notice is hereby given this 12th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1111 Merganser Court, 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 July, 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 July, 2014.
The report states the purchase price at the Foreclosure sale to be \$212,500.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112680 (6-19,6-26,7-3)

NOTICE

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Estate of Gloria D Holmes and
Viola R Holmes
Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
CIVIL NO. CAE 13-02262**

ORDERED, this 12th day of June 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 1310 Nome Street, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of July, 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 July, 2014, next.
The report states the amount of sale to be \$107,351.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112686 (6-19,6-26,7-3)

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.
Seneca C. Cottom
108 Soper Lane
Capitol Heights, MD 20743
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-02192**

Notice is hereby given this 12th day of June, 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 14th day of July, 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 14th day of July, 2014.
The Report of Sale states the amount of the foreclosure sale price to be \$193,016.64. The property sold herein is known as 108 Soper Lane, 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
112687 (6-19,6-26,7-3)

NOTICE

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Zahoor Ahmed and
Fauzia Ahmed
Defendants
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
CIVIL NO. CAEF 14-04160**

ORDERED, this 12th day of June 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 8270 Imperial Drive, Laurel, Maryland 20708 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 July, 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 July, 2014, next.
The report states the amount of sale to be \$102,852.50.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112685 (6-19,6-26,7-3)

NOTICE

Carrie M. Ward, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814
Substitute Trustees,
Plaintiffs
v.
ROBERT GREEN, III
1111 Brooke Road
Capitol Heights, MD 20743
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-05708**

Notice is hereby given this 12th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1111 Brooke Road, 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 July, 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 July, 2014.
The report states the purchase price at the Foreclosure sale to be \$173,896.67.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112681 (6-19,6-26,7-3)

LEGALS

NOTICE OF CONTINUATION OF RESERVATION
OF LAND FOR PUBLIC USE

That on the day 30th of June 2014, pursuant to the provisions of Land Use Article, Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George’s County, Maryland, as amended, the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission, by Resolution No. 14-18, duly adopted, has declared that the 0.8510 acres of land located in Election District No. 9, southwest side of Branch Avenue, MD Route 5 and Surratts Road, conveyed Realty Investment Associates III, by deed recorded in Liber 8209 at Folio 76, by Reservation of Land for Public Use, as deemed necessary for the proposed interchange of Branch Avenue, MD Route 5 and Surratts Road, said reservation shall continue in full force and effect for one (1) year.

112892 (7-3)

LEGALS

NOTICE

Carrie M. Ward, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814
Substitute Trustees,
Plaintiffs
v.
IRMA A. FLORES AKA
IRMA FLORES
HUGO R. FLORES
2603 Ainsworth Terrace
Bowie, MD 20716
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 12-35939**

Notice is hereby given this 11th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2603 Ainsworth Terrace, Bowie, MD 20716 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 11th day of July, 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 July, 2014.
The report states the purchase price at the Foreclosure sale to be \$456,667.39.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112683 (6-19,6-26,7-3)

NOTICE OF REPORT
OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
Laura A. Young and
Lorena G. Veney and
Verdell Veney
Defendant(s)

**In the Circuit Court for Prince George’s County,
Civil Case No.
CAEF 14-02343**

NOTICE is hereby given this 5th day of June, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$22,216.38.

The property sold herein is One fractional 189,000/2,855,944,500 fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Marilynn M. Bland, Clerk
112672 (6-19,6-26,7-3)

NOTICE

Laura H. G. O’Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Angela S Davis
Defendant
**IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
CIVIL NO. CAEF 13-24967**

ORDERED, this 16th day of June 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 4212 Applegate Lane, Suitland, Maryland 20746 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of July, 2014, next, provided a copy of this Notice be inserted in said County once in each of three successive weeks before the 16th day of July, 2014, next.
The report states the amount of sale to be \$81,000.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112715 (6-26,7-3,7-10)

LEGALS

NOTICE

Carrie M. Ward, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814
Substitute Trustees,
Plaintiffs
v.
DENNIS BOLLERS
DONNA B BOLLERS AKA
DONNA BERNADETTE BOLLERS
4750 Rolling Dale Way
Capitol Heights, MD 20743
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-02621**

Notice is hereby given this 12th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4750 Rolling Dale Way, 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 July, 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 July, 2014.
The report states the purchase price at the Foreclosure sale to be \$104,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112682 (6-19,6-26,7-3)

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.
Allister Campbell
Maria Campbell
1703 Keokee Street
Hyattsville, MD 20783
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-02191**

Notice is hereby given this 12th day of June, 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 14th day of July, 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 14th day of July, 2014.
The Report of Sale states the amount of the foreclosure sale price to be \$310,998.69. The property sold herein is known as 1703 Keokee Street, Hyattsville, MD 20783.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112689 (6-19,6-26,7-3)

ORDER OF PUBLICATION

JAMES SCHNEIDER
406 Longdraft Rd.
Gaithersburg, Maryland 20878
Plaintiff
vs.
PRINCE GEORGE’S COUNTY,
MARYLAND TREASURY DIVISION
Gail Frances
14741 Governor Oden Bowie Dr, Room 1090
Upper Marlboro, MD
and
TENANT
3602 52nd Ave.
Bladensburg MD 20710-2310
and
JOSE SANTOS ESCOLERO
818 Rittenhouse St.
Hyattsville MD 20783
and
NENEBAH ADAMA JOLLOH
818 Rittenhouse St.
Hyattsville MD 20783
and
FORD MOTOR CREDIT
COMPANY, LLC
The Corporation Trust
Incorporated
351 West Camden Street
Baltimore MD 21201
and
ALL PERSONS WHO CLAIM TO
HAVE AN INTEREST IN THE
PROPERTY, DESCRIBED HEREIN,
INCLUDING THEIR HEIRS, DE-
VISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER
HEIRS, DEVISEES, EXECUTORS,
ADMINISTRATORS, GRANTEES,
OR SUCCESSORS IN RIGHT, TITLE
OR INTEREST.

112690 (6-19,6-26,7-3)

112690 (6-19,6-26,7-3)

112690 (6-19,6-26,7-3)

112690 (6-19,6-26,7-3)

112690 (6-19,6-26,7-3)

112690 (6-19,6-26,7-3)

112690 (6-19,6-26,7-3)

112690 (6-19,6-26,7-3)

112690 (6-19,6-26,7-3)

SOLD AT TAX SALE (ORDER OF POSTING)

THIS NOTICE is provided pursuant to the requirements of Maryland Rule 14-502(b)(3) in connection with the filing in court of the above referenced action.

1. The object of this proceedings is to secure and foreclosure of all rights of redemption in the following property situated and lying in Prince George’s County, Maryland, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the Plaintiff in this proceeding. The complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has elapsed.

2. Description of the particular property included in this foreclosure proceeding is as follows:

Damaged property- Fire Imps Re Moved 1/1/08 5,041.000 Sq. Ft. Newton Village Lot 3 Blk D Assmt \$45,100 Lib 0000 F1 000 and assessed to Escolero Jose S & Nenebah A Jalloh

All persons interested in the foregoing property are warned to redeem the property or appear in this Court by the 20th day of August, 2014, and answer the Complaint.

3. This Notice is issued on the 16th day of June, 2014.

4. Failure to redeem the property or answer the Complaint may result in a Final Judgement Foreclosing all Rights of Redemption in the 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
112703 (6-26,7-3,7-10)

LEGALS

NOTICE

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

Lakeishia McNeal,
a/k/a Lakesha McNeal
Diane Holiday
a/k/a Diane Holiday a/k/a
Diane Newman
Terry McNeal
Terry McNeal,
Personal Representative for the Estate of Delores McNeal
6804 James Farmer Way
Capitol Heights, MD 20743
Defendants

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-02307**

Notice is hereby given this 12th day of June, 2014, by the Circuit Court for Prince George’s County, that the sale of the Property mentioned in these proceedings, made and reported, unless cause to the contrary thereof be shown on or before the 14th day of July, 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 14th day of July, 2014.
The Report of Sale states the amount of the foreclosure sale price to be \$97,660.00. The property sold herein is known as 6804 James Farmer Way, 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
112690 (6-19,6-26,7-3)

NOTICE

Carrie M. Ward, et al.
4520 East West Highway, Suite 200
Bethesda, MD 20814
Substitute Trustees,
Plaintiffs
v.
CHAKAKAHN THEUS
7655 Arbory Court, Unit #27
Laurel, MD 20707
Defendant(s)

**In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-04447**

Notice is hereby given this 12th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7655 Arbory Court, Unit #27, 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 July, 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 July, 2014.
The report states the purchase price at the Foreclosure sale to be \$239,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112679 (6-19,6-26,7-3)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ANNIE M. THOMAS-BURNETT
7910 Suiter Way
Landover MD 20785

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 13-37612**

Notice is hereby given this 12th day of June, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7910 Suiter Way, Landover MD 20785 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of July, 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 July, 2014.

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

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112704 (6-26,7-3,7-10)

NOTICE

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

Plaintiffs

vs.

Nakisha A Matthews

Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 13-35568**

ORDERED, this 23rd day of June, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 807 Booker Drive, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of July, 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 23rd day of July, 2014, next.

The report states the amount of sale to be \$85,000.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112808 (6-26,7-3,7-10)

NOTICE

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

Plaintiffs

vs.

Jennifer Hoang

Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 13-37557**

ORDERED, this 23rd day of June, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4406 Franklin Terrace, Beltsville, Maryland 20705 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of July, 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 23rd day of July, 2014, next.

The report states the amount of sale to be \$164,000.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112810 (6-26,7-3,7-10)

NOTICE

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

Plaintiffs

vs.

Vanessa J Chambers

Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 13-33615**

ORDERED, this 16th day of June 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5908 Nassau Street, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of July, 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 16th day of July, 2014, next.

The report states the amount of sale to be \$126,829.57.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112708 (6-26,7-3,7-10)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

HYEA J A RO
10103 Quince Apple Court
Upper Marlboro, MD 20772

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-05511**

Notice is hereby given this 18th day of June, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10103 Quince Apple Court, Upper Marlboro, MD 20772 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of July, 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 18th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$279,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112797 (6-26,7-3,7-10)

NOTICE

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

Plaintiffs

vs.

Latia M Perry

Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAE 12-26831**

ORDERED, this 23rd day of June, 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5108 Armand Avenue, Suitland, Maryland 20746 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 23rd day of July, 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 23rd day of July, 2014, next.

The report states the amount of sale to be \$274,645.83.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112809 (6-26,7-3,7-10)

NOTICE

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

Plaintiffs

vs.

Phylliss T Dodson and Tyrone P Dodson

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 13-28962**

ORDERED, this 17th day of June 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11606 Tearthumb Court, 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 17th day of July, 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 17th day of July, 2014, next.

The report states the amount of sale to be \$310,049.50.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112709 (6-26,7-3,7-10)

NOTICE

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

Plaintiffs

vs.

Tenishia Wilson

Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 13-35567**

ORDERED, this 16th day of June 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14100 Farnsworth Lane #2401, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of July, 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 16th day of July, 2014, next.

The report states the amount of sale to be \$62,400.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112713 (6-26,7-3,7-10)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

SEYED M. ABEDIYEH
JUAN MOREL
905 Hill Road
Hyattsville, MD 20785

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 13-23281**

Notice is hereby given this 19th day of June, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 905 Hill Road, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of July, 2014, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 21st day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$361,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112796 (6-26,7-3,7-10)

NOTICE

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

Plaintiffs

vs.

Blanca L Alfaro

Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 14-02387**

ORDERED, this 19th day of June 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6703 Hamilton Street, Riverdale, Maryland 20737 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 21st day of July, 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 21st day of July, 2014, next.

The report states the amount of sale to be \$123,000.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112788 (6-26,7-3,7-10)

NOTICE

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

Plaintiffs

vs.

Sherlyn D Satterwhite

Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 13-36581**

ORDERED, this 17th day of June 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14122 Reverend Rainsford Court, 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 17th day of July, 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 17th day of July, 2014, next.

The report states the amount of sale to be \$168,625.52.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112787 (6-26,7-3,7-10)

NOTICE

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

Plaintiffs

vs.

Lonnie Turner Sr.

Defendant

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 14-02590**

ORDERED, this 18th day of June 2014 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 303 Singfield Place, 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 18th day of July, 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 18th day of July, 2014, next.

The report states the amount of sale to be \$240,000.00.

Marilynn M. Bland
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112791 (6-26,7-3,7-10)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

RAMON R VALLE
ELOINA GALEANO
5608 Signet Lane
Riverdale, MD 20737

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 13-27057**

Notice is hereby given this 16th day of June, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5608 Signet Lane, Riverdale, MD 20737 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of July, 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 16th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$488,230.30.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112705 (6-26,7-3,7-10)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

MIGUEL A. PALACIOS
JUAN A. VENTURA
MARIA CARMEN VENTURA
10608 Worcester Avenue
Beltsville, MD 20705

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-00241**

Notice is hereby given this 16th day of June, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10608 Worcester Avenue, 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 16th day of July, 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 16th day of July, 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
112707 (6-26,7-3,7-10)

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.

Edgar Alden Gleason
9247 Greenwood Lane
Lanham, MD 20706

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-02306**

Notice is hereby given this 16th day of June, 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 16th day of July, 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 16th day of July, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$241,395.05. The property sold herein is known as 9247 Greenwood Lane, Lanham, MD 20706.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112714 (6-26,7-3,7-10)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DWAYNE R. CAMPBELL
6518 Joplin Street
Capitol Heights IRTA
Capital Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 13-36363**

Notice is hereby given this 16th day of June, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6518 Joplin Street, Capitol Heights IRTA Capital Heights, MD 20743 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of July, 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 16th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$39,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112706 (6-26,7-3,7-10)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

VIRONICA DEMISSIE
1836 Metzertott Road, Unit #1215
Hyattsville, MD 20783

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-02169**

Notice is hereby given this 16th day of June, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1836 Metzertott Road, Unit #1215, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of July, 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 16th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$132,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112716 (6-26,7-3,7-10)

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.

Vicky A. Mitchell
6511 Pepin Drive
Upper Marlboro, MD 20772

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 13-36336**

Notice is hereby given this 19th day of June, 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 21st day of July, 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 21st day of July, 2014.

The Report of Sale states the amount of the foreclosure sale price to be \$142,450.00. The property sold herein is known as 6511 Pepin Drive, Upper Marlboro, MD 20772.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112795 (6-26,7-3,7-10)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

MOHAMMED ABDULWAHAB
FANTEMEH ABEDIYEH
13004 Ivy Drive
Beltsville, MD 20705

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 13-27258**

Notice is hereby given this 16th day of June, 2014 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13004 Ivy Drive, 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 16th day of July, 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 16th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$315,000.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112712 (6-26,7-3,7-1

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

6615 23RD AVENUE
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Leonard Kolber and Sylvia Kolber, dated April 9, 2008 and recorded in Liber 29580, Folio 532 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$292,141.74, and an original interest rate of 1.019%, 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 **JULY 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 \$30,000.00 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

112611(6-19,6-26,7-3)

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3851 SAINT BARNABAS ROAD APT 102
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Connie L. Berry, dated February 8, 2008 and recorded in Liber 29453, Folio 636 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, and an original interest rate of 1.620%, 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 **JULY 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 being sold is a condominium unit and all common elements appurtenant thereto.

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.

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

112608(6-19,6-26,7-3)

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

826 BOOKER PLACE
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Jean V. Diggs, dated June 24, 2008 and recorded in Liber 29848, Folio 091 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$198,734.32, and an original interest rate of 1.880%, 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 **JULY 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 \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

112610(6-19,6-26,7-3)

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1815 ALLENDALE PLACE
HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Annie Marie Brown, dated November 4, 2004 and recorded in Liber 21228, Folio 532 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$97,086.28, and an original interest rate of 1.630%, 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 **JULY 8, 2014 AT 11:00 AM**.

ALL THAT LEASEHOLD 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 is subject to an annual ground rent of \$120.00 each and every year.

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

112606(6-19,6-26,7-3)

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

3909 WINDBROOK COURT
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Lance Harrison and Peggy Harrison, dated February 26, 2007 and recorded in Liber 28137, Folio 419 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$455,000.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 15, 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 \$59,000.00 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

112717(6-26,7-3,7-10)

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8421 CHURCH LANE
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from David Theodore Randall, dated June 29, 2007 and recorded in Liber 32954, Folio 462 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$191,269.07, and an original interest rate of 10.592%, 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 **JULY 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 \$30,000.00 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

112607(6-19,6-26,7-3)

LEGALS

ORDER OF PUBLICATION

JAMES SCHNEIDER
406 Longdraft Rd.
Gaithersburg, Maryland 20878

vs. Plaintiff

PRINCE GEORGE’S COUNTY,
MARYLAND TREASURY DIVI-
SION

Gail Frances
14741 Governor Oden Bowie Dr, Room
1090
Upper Marlboro, MD

and

Ethel M. Glover
5930 Old Central Ave.
Capitol Heights, MD 20743

and

Tina B. Glover
5930 Old Central Ave.
Capitol Heights, MD 20743

and

Arthur J. Glover, Jr.
5930 Old Central Ave.
Capitol Heights, MD 20743

and

Edward D. Glover
5930 Old Central Ave.
Capitol Heights, MD 20743

and

Timothy F. Geppert
7411 Ridge Road
Frederick, MD 21702

and

UNITED STATES OF AMERICA
INTERNAL REVENUE SERVICE
31 HOPKINS PLAZA
Baltimore, MD

ALL PERSONS WHO CLAIM TO
HAVE AN INTEREST IN THE
PROPERTY, DESCRIBED HEREIN,
INCLUDING THEIR HEIRS, DE-
VISEES, AND PERSONAL REPRE-
SENTATIVES AND ANY OTHER
HEIRS, DEVISEES, EXECUTORS,
ADMINISTRATORS, GRANTEES,
OR SUCCESSORS IN RIGHT,
TITLE OR INTEREST.

Defendants

In the Circuit Court
for Prince George’s County,
Maryland
Civil Division
CAE 14-13682

The object of this proceeding is to
secure and foreclose the rights of re-
demption on the following prop-
erty, sold by the Collector of Taxes
for Prince George’s County, State of
Maryland to the Plaintiff:

Lots 36.37.38. 7,500,000 Sq. Ft. &
Imps. Capitol Heights Blk 14 Assmt
130,600 Lib 0000 F1 596 and assessed
to Glover Ethel M & Tina B. et al.

The Complaint states, among other
things, that the amounts necessary
for redemption have not been paid;

It is thereupon this 16th day of
June, 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 The Prince George’s Post
or any other paper of record in
Prince George’s County, Maryland,
a newspaper having general cir-
culation in Prince George’s County,
Maryland, once a week for three (3)
consecutive weeks, on or before the
11th day of July, 2014, warning all
persons interested in the property to
appear in this Court by the 19th day
of August, 2014 and redeem the
property and answer the Bill of
Complaint or thereafter a final judg-
ment will be entered foreclosing all
rights of redemption in the 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
112702 (6-26,7-3,7-10)

MECHANIC’S LIEN
SALE

Freestate Lien & Recovery, inc.
will sell at public auction the follow-
ing 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 07/14/2014.
Purchaser of vehicle(s) must have it
inspected as provided in Trans-
portation Section 23-107 of the An-
notated Code of Maryland.
\$1,000.00 (one-thousand dollars)
CASH Deposit required before bid-
ding. The following may be in-
spected during normal business
hours at the shops listed below. All
parties claiming interest in the fol-
lowing may contact Freestate Lien
& Recovery, Inc. at 410-867-9079.
Fax 410-867-7935.

Lot#7144, 2008 Ford Fusion
Vin# 3FAHP0Z788R267116
Koon’s Ford of Baltimore
6970 Security Blvd
Baltimore

Lot#7210, 2005 Buick Terraza
Vin# 5GADV33L95D248078
GWLm, Inc t/a AAMCO Transmis-
sions
5870 Urbana Pike
Frederick

Lot#7215B, 1976 Pacemaker 26’ Boat
MD#2991Z
Middle River Landing Marina

1901 Old Eastern Ave
Essex

Lot#7216B, 1984 Chris Craft 33’ Boat
MD#0046CL
Hull# CCEA043M84D
Middle River Landing Marina
1901 Old Eastern Ave
Essex

Lot#7218B, 1985 Carver 36’ Boat
USCG# 530070
Name on Boat: Splashdance
Hull# CDRT9056A585
Middle River Landing Marina
1901 Old Eastern Ave
Essex

Lot#7219B, 1969 Morgan 41’ Boat
USCG# 530070
Bowley’s Marina
1700 Bowley’s Quarters Rd
Baltimore

Lot#7223, 2002 Dodge Ram 2500
Vin# 2B7JB21Z32K104376
RCS Automotive
9026 Pulaski Hwy
Middle River

Lot#7224, 2001 Ford Explorer
Vin# 1FMZU77E41UA41596
Five Star Transmission
3 Harko Ct Ste E
Essex

Lot#7225, 1971 Pontiac LeMans
Vin# 235371P158063
AKE, Inc
19609 Old York Rd
White Hall

Lot#7226, 2003 BMW M3
Vin# WBSBR93433PK02787
Lucas Performance
8840 Washington Blvd
Jessup

Lot#7227, 1996 Chevrolet Tahoe
Vin# 1GNEK13R4TJ401573
A- A Autorama
1301 E. 25th Street
Baltimore

Lot#7228, 1999 Mercedes CL500
Vin# WDBGA70G1XA420452
A- A Autorama
1301 E. 25th Street
Baltimore

Lot#7229, 2007 Chevrolet Trailblazer
Vin# 1GNDT13S1722279752
A- A Autorama
1301 E. 25th Street
Baltimore

Lot#7230, 1978 Chevrolet ElCamino
Vin# 1W80USD491254
G. Jeffries Services
7823 Sandy Farm Rd
Severn

Lot#7231, 2005 Chevrolet Express
3500
Vin# 1GBJG31UX51168267
Lucky’s Complete Car Care Center
6830 Baltimore Annapolis Blvd
Linthicum

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

112802 (6-26,7-3)

William S. Fralin
The Estate Planning & Elder Law
Firm, P.C.
2200 Clarendon Blvd., Ste. 1201
Arlington, Virginia 22201

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that
the Circuit Court of Arlington
County, Virginia appointed John D.
Beach, whose address is 4112 33rd
Street, Mount Rainier, Maryland
20712 as the Executor of the Estate
of Lucille C. Pomeroy a/k/a Lucille
Cunningham Pomeroy who died on
January 21,2014 domiciled in Ar-
lington County, Virginia.

The Maryland resident agent for
service of process is John D. Beach,
whose address is 4112 33rd Street,
Mount Rainier, Maryland 20712.

At the time of death, the decedent
owned real or leasehold property in
the following Maryland counties:
PRINCE GEORGE’S COUNTY,
MARYLAND.
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 de-
livers 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.

JOHN D. BEACH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 96978
112806 (6-26,7-3,7-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OGLESBY L GRIFFIN

Notice is given that Sudan Soma-
lirose, whose address is 2023 Bar-
lowe Place, Hyattsville, MD 20785
was on June 18, 2014 appointed per-
sonal representative of the estate of
Oglesby L Griffin, who died on May
27, 2014 without a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal represen-
tative or the attorney.

All persons having any objection
to the appointment shall file their
objections with the Register of Wills
on or before the 18th day of Decem-
ber, 2014.

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

(1) Six months from the date of the
decedent’s death, except if the de-
cedent 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 ob-
tained from the Register of Wills.

SUDAN SOMALIROSE
Personal Representative

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

Estate No. 96918
112804 (6-26,7-3,7-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN LEE THRIFT

Notice is given that Nancy M
McEleven whose address is 808
Ashebrook Drive, Apt C, Greens-
boro, NC 27409 was on June 20,
2014 appointed personal representa-
tive of the estate of Evelyn Lee
Thrift who died on June 16, 2014
with a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal represen-
tative or the attorney.

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 20th day of
December, 2014.

Any person having a claim
against the decedent must present
the claim to the undersigned per-
sonal 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 de-
cedent 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 ob-
tained from the Register of Wills.

NANCY M. MCELEVEEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 97011
112805 (6-26,7-3,7-10)

NOTICE

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

Substitute Trustees,
Plaintiffs

JAMES ROACH
FELENCIA H. BARNER-ROACH
8100 Phelps Place
District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 13-20877

Notice is hereby given this 19th
day of June, 2014 by the Circuit
Court for Prince George’s County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 8100 Phelps Place,
District Heights, MD 20747, made
and reported by the Substitute
Trustee, will be RATIFIED AND
CONFIRMED, unless cause to the con-
trary thereof be shown on or be-
fore the 21st day of July, 2014, pro-
vided a copy of this NOTICE be
inserted in some newspaper printed
in said County, once in each of three
successive weeks before the 21st
day of July, 2014.

The report states the purchase
price at the Foreclosure sale to be
\$132,440.00.

MARILYNN M. BLAND
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Marilynn M. Bland, Clerk
112800 (6-26,7-3,7-10)

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.

Luigi Leblanc
8710 Pamper Lane
Fort Washington, MD 20744

Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 13-33520

Notice is hereby given this 19th
day of June, 2014, by the Circuit
Court for Prince George’s County,
that the sale of the Property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 21st day of July, 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 be-
fore the 21st day of July, 2014.

The Report of Sale states the
amount of the foreclosure sale price
to be \$372,559.16. The property sold
herein is known as 8710 Pamper
Lane, Fort Washington, MD 20744.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112792 (6-26,7-3,7-10)

NOTICE

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

Plaintiffs

vs.

Nahum A. Conde and Horacio E.
Conde

Defendants

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

CIVIL NO. CAE 13-07151

ORDERED, this 17th day of June
2014 by the Circuit Court of
PRINCE GEORGE’S COUNTY,
Maryland, that the sale of the prop-
erty at 6711 Woodland Road, Suit-
land, Maryland 20746 mentioned in
these proceedings, made and re-
ported by Laura H. G. O’Sullivan, et
al., Substitute Trustees, be ratified
and confirmed, unless cause to the
contrary thereof be shown on or be-
fore the 17th day of July, 2014, next,
provided a copy of this Notice be in-
serted in some newspaper pub-
lished in said County once in each
of three successive weeks before the
17th day of July, 2014, next.

The report states the amount of
sale to be \$150,150.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk

112786 (6-26,7-3,7-10)

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.

Paul Leach
Rochelle Leach
8206 Bridlewood Place
District Heights, MD 20747

Defendants

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 13-32199

Notice is hereby given this 17th
day of June, 2014, by the Circuit
Court for Prince George’s County,
that the sale of the Property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 17th day of July, 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 be-
fore the 17th day of July, 2014.

The Report of Sale states the
amount of the foreclosure sale price
to be \$273,800.27. The property sold
herein is known as 8206 Bridlewood
Place, 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
112710 (6-26,7-3,7-10)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

EDY MEJIA
9328 Limestone Place
College Park, MD 20740

Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-00058

Notice is hereby given this 25th
day of June, 2014 by the Circuit
Court for Prince George’s County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 9328 Limestone
Place, College Park, MD 20740
made and reported by the Substi-
tute Trustee, will be RATIFIED
AND CONFIRMED, unless cause to
the contrary thereof be shown on or
before the 25th day of July, 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 25th
day of July, 2014.

The report states the purchase
price at the Foreclosure sale to be
\$403,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112869 (7-3,7-10,7-17)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

CLAYTON YORK MCGHIE
14135 Bradywine Road
Brandywine, MD 20613

Defendant(s)

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 13-37636

Notice is hereby given this 25th
day of June, 2014 by the Circuit
Court for Prince George’s County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 14135 Bradywine
Road, Brandywine, MD 20613 made
and reported by the Substitute
Trustee, will be RATIFIED AND
CONFIRMED, unless cause to the
contrary thereof be shown on or be-
fore the 25th day of July, 2014, pro-
vided a copy of this NOTICE be
inserted in some newspaper printed
in said County, once in each of three
successive weeks before the 25th
day of July, 2014.

The report states the purchase
price at the Foreclosure sale to be
\$319,142.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112871 (7-3,7-10,7-17)

LEGALS

NOTICE

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

Plaintiffs

vs.

Theresa Covington and Boyd A
Covington Jr.

Defendants

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

CIVIL NO. CAEF 13-22289

ORDERED, this 18th day of June
2014 by the Circuit Court of
PRINCE GEORGE’S COUNTY,
Maryland, that the sale of the prop-
erty at 11829 Sylvia Drive, Clinton,
Maryland 20735 mentioned in these
proceedings, made and reported by
Laura H. G. O’Sullivan, et al., Sub-
stitute Trustees, be ratified and con-
firmed, unless cause to the contrary
thereof be shown on or before the
18th day of July, 2014, next, pro-
vided a copy of this Notice be in-
serted in some newspaper pub-
lished in said County once in each
of three successive weeks before the
18th day of July, 2014, next.

The report states the amount of
sale to be \$195,350.16.

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

True Copy—Test:
Marilynn M. Bland, Clerk

112789 (6-26,7-3,7-10)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Fredy Gonzalez
Ana Ruth Gonzalez
10905 Hackberry Court
Clinton, MD 20735

Defendant

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 14-07970

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**

**4424 NATAHALA DRIVE
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from William E. Duff, dated January 18, 2007 and recorded in Liber 27138, Folio 641 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$296,000.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 15, 2014 AT 11:00 AM.**

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

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

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

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

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

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

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

112718 (6-26,7-3,7-10)

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

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

**19 POST OFFICE AVENUE, UNIT 2
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Philip B. Terry, dated June 27, 2007 and recorded in Liber 28405, Folio 332 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$219,900.00, and an original interest rate of 7.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 15, 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 being sold is a condominium unit and all common elements appurtenant thereto.

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 \$30,000.00 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

112720 (6-26,7-3,7-10)

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**

**4413 CAPE COD CIR.
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated November 14, 2006 and recorded in Liber 26468, Folio 4 among the Land Records of Prince George's Co., MD, with an original principal balance of \$252,000.00 and an original interest rate of 7.950% 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

JULY 8, 2014 AT 11:02 AM

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

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

Terms of Sale: A deposit of \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112577 (6-19,6-26,7-3)

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
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

JULY 15, 2014

AT 9:00 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

112722 (6-26,7-3,7-10)

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**

**5002 LEROY GORHAM DRIVE
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Mandel Jackson, dated May 31, 2007 and recorded in Liber 28206, Folio 105 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,000.00, and an original interest rate of 7.875%, 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 **JULY 15, 2014 AT 11:00 AM.**

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

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

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

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

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

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

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

112721 (6-26,7-3,7-10)

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
14044 Chestnut Court, Laurel, Maryland 20707**

By virtue of the power and authority contained in a Deed of Trust from John Giannetti Jr., dated January 31, 2006, and recorded in Liber 24700 at folio 155 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

JULY 15, 2014

AT 9:02 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 89, AS SHOWN ON THE PLAT ENTITLED, "PLAT 5, SECTION 2, LAUREL LAKES", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK NLP NO. 130 AT PLAT NO. 88. THE IMPROVEMENTS THEREON BEING KNOWN AS 14044 CHESTNUT COURT, LAUREL, MARYLAND - 20707.

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

112724 (6-26,7-3,7-10)

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**

**1208 ABEL AVE.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated July 31, 2006 and recorded in Liber 27061, Folio 224 and re-recorded in Liber 34988, Folio 503 among the Land Records of Prince George's Co., MD, with an original principal balance of \$268,000.00 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

JULY 22, 2014 AT 11:18 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Tax ID #18-1988773 and Tax ID #18-1988765 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 \$46,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112833 (7-3,7-10,7-17)

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**

**6118 ARMOR DR.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated August 16, 2006 and recorded in Liber 25940, Folio 459 among the Land Records of Prince George's Co., MD, with an original principal balance of \$362,710.00 and an original interest rate of 4.375% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 22, 2014 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$42,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112836 (7-3,7-10,7-17)

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**

**308 SERENA ST.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated September 14, 2007 and recorded in Liber 28659, Folio 463 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$302,707.07 and an original interest rate of 4.00000% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 22, 2014 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112834 (7-3,7-10,7-17)

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**

**8404 MAGNOLIA DR.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated June 20, 2007 and recorded in Liber 28205, Folio 708 among the Land Records of Prince George's Co., MD, with an original principal balance of \$278,000.00 and an original interest rate of 7.625% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 22, 2014 AT 11:22 AM

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

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112837 (7-3,7-10,7-17)

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**

**3909 QUINCY ST.
BRENTWOOD, MD 20722**

Under a power of sale contained in a certain Deed of Trust dated March 24, 2006 and recorded in Liber 24840, Folio 1 among the Land Records of Prince George's Co., MD, with an original principal balance of \$160,000.00 and an original interest rate of 3.875% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 22, 2014 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112835 (7-3,7-10,7-17)

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, 9400 Peppercorn Place, Suite 310, Largo, Maryland 20774, for Slurry and Crack Sealing of Existing Roadways at Various Locations, Contract Number 902-H (D)**, will be received until August 1, 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 July 7, 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
10,000	SY	Full Depth Patching
650,000	SY	Latex Modified Slurry Seal using Type III Mix (One Coat)
10,000	SY	Latex Modified Slurry Seal using Type III Mix (Second Coat)
300,000	LBS	Filling Cracks and Joints in Existing Asphalt Pavements
75,000	LF	Five Inch (5") White Pavement Marking Paint Lines
75,000	LF	Five Inch (5") Yellow Pavement Marking Paint
3,000	LF	Ten Inch (10") Yellow Pavement Marking Paint Lines
200,000	LF	Five Inch (5") White Thermo-plastic Pavement
200,000	LF	Five Inch (5") Yellow Thermo-plastic Pavement Marking
2,000	LF	Ten Inch (10") Yellow Thermoplastic Stop Bars
5,000	LF	Twelve Inch (12") Yellow Thermoplastic Stop Bars
3,000	LF	Twenty Four Inch (24") Yellow Thermoplastic Stop Bars
5,000	SF	Thermoplastic Pavement Marking Legends and Symbols
300,000	LF	Remove Existing Pavement Marking Lines (Any width)
5,000	SF	Remove Existing Pavement Marking Legends and Symbols

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 **"Slurry and Crack Sealing of Existing Roadways at Various Locations, Contract No. 902-H (D)."**

4. A Pre-Bid 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 on July 18, 2014, at 10:00 AM local prevailing time, at the Department of Public Works and Transportation, Office of Engineering and Project Management, 9400 Peppercorn Place, Suite 410, Largo, Maryland 20774.

5. This project requires 25% MBE subcontracting.

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

112893 (7-3,7-10,7-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

7102 GOOD LUCK ROAD
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Iris Y Reyes and Jose A Cardenas, dated June 26, 2006, and recorded in Liber 25617 at folio 539 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:10 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.14% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-18418)

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

112732 (6-26,7-3,7-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

4518 HARWICH TERRACE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Cynthia Taferi and Kenneth Taferi, dated May 14, 2007, and recorded in Liber 28597 at folio 424 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:11 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-10489)

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

112733 (6-26,7-3,7-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

3328 HUNTLEY SQUARE DRIVE, #B-1
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Barbara Davenport, dated February 7, 2007, and recorded in Liber 27281 at folio 271 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:12 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-23854)

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

112734 (6-26,7-3,7-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

1300 ALBERTA DRIVE
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Elma M Jalloh, dated July 26, 2006, and recorded in Liber 26110 at folio 563 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:20 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-19606)

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

112799 (6-26,7-3,7-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

7035 PALAMAR TERRACE
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Olugbenga Ajayi, dated May 30, 2006, and recorded in Liber 26467 at folio 594 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:14 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 9.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42023)

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

112736 (6-26,7-3,7-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

13308 MARLTON CENTER DRIVE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Michelle D Westmore, dated September 22, 2006, and recorded in Liber 26330 at folio 454 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:15 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-37679)

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

112737 (6-26,7-3,7-10)

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SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

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, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:17 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-23591)

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

112739(6-26,7-3,7-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

7212 OLD CHAPEL DRIVE
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Sidney Lee, dated October 13, 2004, and recorded in Liber 20762 at folio 714 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:18 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-15479)

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

112740(6-26,7-3,7-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

8136 MANDAN TERRACE
GREENBELT, MARYLAND 20770

By virtue of the power and authority contained in a Deed of Trust from Jaria Nansamba, dated July 1, 2005, and recorded in Liber 23741 at folio 578 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:21 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-09431)

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

112741(6-26,7-3,7-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

3709 37TH AVENUE
COTTAGE CITY, MARYLAND 20722

By virtue of the power and authority contained in a Deed of Trust from Donna L Proffitt and Bradley J Proffitt, dated July 25, 2007, and recorded in Liber 28650 at folio 705 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:22 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-31247)

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

112742(6-26,7-3,7-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

2919 NORMAN DRIVE
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Bernadette Diggs and Arnold Diggs, dated October 8, 2007, and recorded in Liber 30403 at folio 249 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:23 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-18417)

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

112743(6-26,7-3,7-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

7807 WESTOVER LANE
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Marcus Bankston and Gloria Bankston, dated June 18, 2007, and recorded in Liber 28233 at folio 599 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:24 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-18315)

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


112744(6-26,7-3,7-10)

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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
2707 Galeshead Drive, Upper Marlboro, Maryland 20774

By virtue of the power and authority contained in a Deed of Trust from Gary Benton aka Gary W Benton, dated August 22, 2006, and recorded in Liber 25851 at folio 620 among the Land Records of PRINCE GEORGE'S COUNTY, Mary-land 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

JULY 15, 2014
AT 9:01 AM

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

LOT NUMBERED SEVEN (7) IN BLOCK LETTERED "B" IN THE SUBDIVISION KNOWN AS "PLAT FIVE, BEECH TREE - EAST VILLAGE" AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 196 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 \$62,000.00 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

112723(6-26,7-3,7-10)

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
15708 Cheswicke Lane, Upper Marlboro, Maryland 20772

By virtue of the power and authority contained in a Deed of Trust from Kevin Lighty and Ilesha C Lighty, dated August 9, 2006, and recorded in Liber 26100 at folio 373 among the Land Records of PRINCE GEORGE'S COUNTY, Mary-land 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

JULY 8, 2014
AT 9:03 AM

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

ALL THE FOLLOWING LAND AND PREMISES SITUATED IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, AND KNOWN AND DESCRIBED AS: LOT 21 AS SHOWN AND SET OUT ON A PLAT ENTITLED "PLAT SEVEN - SECTION TWO, MANSFIELD" RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 200 AT PLAT 22. THE IMPROVEMENTS THEREON BEING KNOWN AS 15708 CHESWICKE LANE, UPPER MARLBORO, MARYLAND - 20772.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$79,000.00 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

112617(6-19,6-26,7-3)

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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
7609 Lotus Court, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Chantel Upshur Myles, dated April 22, 2004, and recorded in Liber 19669 at folio 072 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

JULY 8, 2014
AT 9:04 AM

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

LOT NUMBERED NINE (9) IN BLOCK LETTERED "B" IN THE SUBDIVISION KNOWN AS "LAURELTON TOWNHOUSES, PLAT 1" AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 69 AT PLAT NO. 64, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% 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

112618(6-19,6-26,7-3)

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
6210 Kinsey Terrace, Lanham, Maryland 20706

By virtue of the power and authority contained in a Deed of Trust from Eric L Briscoe and Tonia Briscoe, dated May 26, 2009, and recorded in Liber 30751 at folio 417 among the Land Records of PRINCE GEORGE'S COUNTY, Mary-land 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

JULY 8, 2014
AT 9:02 AM

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

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

The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$50,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale.

Laura H. G. O'Sullivan, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of Prince George's County, Maryland

112616(6-19,6-26,7-3)

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
14304 Grandpere Rd, Brandywine, Maryland 20613

By virtue of the power and authority contained in a Deed of Trust from Daryl Alston, dated May 24, 2007, and recorded in Liber 28058 at folio 246 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 Court-house, which bears the address 14735 Main Street, on

JULY 8, 2014
AT 9:10 AM

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

BEGINNING AT AN IRON PIPE AT THE NORTHWEST CORNER OF LOT NUMBERED (5) OF THE DIVISION OF LAND OF JOSEPH S. MOORE (LIBER 99, FOLIO 482), AND RUNNING ALONG THE NORTH LINE OF SAID LOT 1) SOUTH 77 DEGREES 41 MINUTES 30 SECONDS EAST 644.38 FEET TO AN IRON PIPE; THENCE RUNNING THROUGH LOT 2) SOUTH 14 DEGREES 17 MINUTES 30 SECONDS WEST 176 FEET TO AN IRON PIPE; THENCE 3) NORTH 77 DEGREES 41 MINUTES 30 SECONDS WEST 823.36 FEET TO AN IRON PIPE ON THE WEST SIDE OF A 20 FOOT RIGHT OF WAY; THENCE ALONG SAME 4) NORTH 7 DEGREES 27 MINUTES 40 SEC- ONDS EAST 176.62 FEET TO THE POINT OF BEGINNING. THE PROPERTY IS IMPROVED BY A DWELLING. CONTAINING 2.56 ACRES, MORE OR LESS, TAX ACCOUNT # 113757-9; SHOWN ON TAX MAP 143 AS PARCEL 63; BEING IN THE 11TH ELECTION DISTRICT. THIS PARCEL IS DESIGNATED AS PARCEL "G" OF LOT NUMBERED THREE (3) OF THE DIVISION OF THE LAND OF JOSEPH S. MOORE (LIBER 99, FOLIO 482).GRANTED WITH THIS PARCEL IS THE NON-EXCLUSIVE USE OF THE AFOREMENTIONED RIGHT OF WAY RUNNING FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SOUTH 7 DEGREES 27 MINUTES 40 SECONDS WEST 587.29 FEET TO THE COUN- TRY ROAD.

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

112624(6-19,6-26,7-3)

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
602 4th Street, Laurel, Maryland 20707

By virtue of the power and authority contained in a Deed of Trust from Harold T. Bridges, dated March 26, 2008, and recorded in Liber 29743 at folio 609 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

JULY 15, 2014
AT 9:08 AM

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

LOT NUMBERED TWENTY-TWO (22) IN BLOCK NUMBERED FORTY-EIGHT (48), IN THE SUBDIVISION OF THE ADDITION TO THE TOWN OF LAUREL BY GORMAN, PHELPS, AND SHAFFER, PER PLAT RECORDED MAY 8, 1890 IN LIBER JWB NO.5, FOLIO 468 OF THE LAND RECORDS OF SAID COUNTY, SAID LOT HAVING A FRONT OF FIFTY-FOUR FEET ON FOURTH STREET WITH A DEPTH OF ONE HUNDRED AND TWENTY-NINE FEET TO THE CENTER OF A TEN FEET PRIVATE ALLEY WHICH PRIVATE ALLEY HAS BEEN OPENED AND EXTENDS BY CONSENT OF THE OWNERS OF THE ADJACENT AND ABUTTING PROPERTY FROM TALBOTT AVENUE SOUTHWESTERLY TO COMPTON AVENUE, WITH A WIDTH ON SAID ALLEY OF FIFTY-FOUR FEET, AS CONVEYED TO THE SAID LILLY MAY FULTON, TRUSTEE, BY SAID DEED DATED OCTOBER 16, 1906 AND RECORDED AMONG THE LAND RECORDS OF SAID COUNTY IN LIBER NO. 27, FOLIO 584, ETC.

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

112730(6-26,7-3,7-10)

LEGALSLegal Notice

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

2010 ALBAN LANE
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Derrill E Holly, dated November 17, 2006, and recorded in Liber 26810 at folio 678 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:20 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$41,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.91% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-32629)

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

112865(7-3,7-10,7-17)

LEGALSLegal Notice

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

7706 FINNS LANE
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Miguel Guzman, dated September 29, 2006, and recorded in Liber 26577 at folio 562 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:22 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-12493)

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

112866(7-3,7-10,7-17)

LEGALSLegal Notice

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

1740 COUNTRYWOOD COURT
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from John T Deadwyler, dated June 6, 2008, and recorded in Liber 29856 at folio 634 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:12 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-39385)

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

112859(7-3,7-10,7-17)

LEGALSLegal Notice

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

11107 SUPERIOR LANDING
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Samuel Martin, dated August 19, 2005, and recorded in Liber 23882 at folio 571 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:09 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$48,000.00 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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-39224)

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

112856(7-3,7-10,7-17)

LEGALSLegal Notice

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

16941 OLD CENTRAL AVENUE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Gregory M. Barnes and Sheri W. Barnes, dated September 7, 2006, and recorded in Liber 26033 at folio 173 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:19 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$76,000.00 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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2010-06117)

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

112905(7-3,7-10,7-17)

LEGALSLegal Notice

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
10112 Quiet Brook Lane, Clinton, Maryland 20735

By virtue of the power and authority contained in a Deed of Trust from Deirdre L Bell f/k/a Deirdre L White, dated November 22, 2004, and recorded in Liber 21290 at folio 603 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

JULY 22, 2014
AT 9:01 AM

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

LOT NUMBERED TWENTY-THREE (23), IN BLOCK LETTERED "L", IN THE SUBDIVISION KNOWN AS "PLAT TWENTY ONE, SUMMIT CREEK", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK VJ 167, AT PLAT 100; BEING IN THE 9TH ELECTION DISTRICT OF SAID COUNTY.

The property is improved by a dwelling.

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

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

112848(7-3,7-10,7-17)

THE
PRINCE
GEORGE'S
POST

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LEGALS

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

IN THE MATTER OF A PETITION FOR ADOPTION OF A MINOR

Adoption No: CAA14-12139

NOTICE TO BIOLOGICAL FATHER

To: **DOMINIC WALKER – BIO-LOGICAL FATHER:** You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George’s County, Maryland, Adoption No.: CAA14-12139. You are the biological father of a male child born on May 10, 2014, in the State of Maryland, and you shall file a written response. A copy of the show cause order may be obtained from the clerk’s office at the Circuit Court for Prince George’s County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number (301) 952-3322. If you do not file a written objection by 30 days from the date this notice appears in a Prince George’s County Newspaper and the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

112895 (7-3)

PRINCE GEORGE’S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

July 22, 2014

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

TRANSFER

Kalubhai S. Patel, President/ Treasurer, Zenash G. Tadesse, Secretary for a Class A, Beer, Wine and Liquor License for the use of Allentown Liquors 1, Inc., t/a Allentown Liquors, 6321 Allentown Road, Temple Hills, 20748 transfer from SDK Liquors, Inc., t/a Allentown Liquors, Zenash G. Tadesse, President/Secretary/ Treasurer.

Bhavin R. Patel, Member-Manager, Navin V. Parikh, Member/ Authorized Person, for a Class A, Beer, Wine and Liquor License for the use of Shrina, LLC, t/a Camelot Liquors, 300 Washington Blvd., Laure, 20707/transfer from RLF Enterprises, Inc, t/a Camelot Liquors, Charles Futrovsky, President, Beth Cornfield, Vice President, Catherine Sansosti, Asst. Recording Secretary.

Ashok Kumar, President/Treasurer, Manjit Singh, Secretary, for a Class A, Beer, Wine and Liquor License for the use of Laurel Park Wine & Spirits, Inc., t/a Laurel Park Liquors & Deli, 13600 Baltimore Avenue # 208, Laurel, 20707, transfer from Park Liquors & Deli, Inc., t/a Laurel Park Liquors & Deli, George M. Shakra, President/Treasurer, Rita Shakra, Vice President, Michael D. Shakra, Secretary.

Thomasiine Jean Yeung, President/ Treasurer, Chih Mei Chang, Vice President, Thomas S. Jao, Secretary, for a Class B, Beer, Wine, and Liquor License for the use of Potts in the Kitchen, Inc., t/a Andrew’s Restaurant, 6407-13 Suitland Road, Suitland, 20746 transfer from Potts in the Kitchen, Inc., t/a Andrew’s Restaurant, Donna M. Potts, President/Secretary/Treasurer.

Navdeep Raheja, Managing Member, Mi-Ho Wilkinson, Resident Agent for a Class B, B+, Beer, Wine and Liquor License for the use of Washington Boulevard Liquors, LLC, t/a Three Road Liquors, 13704 Brandywine Road, Brandywine, 20613 transfer from Washington Boulevard Liquors, LLC, t/a Three Road Liquors, Tejwinder Singh, Member, Mi-Ho Wilkinson, Secretary, Gurminder Kaur Sandhu, Treasurer.

Ghezaee Hagos, President, Tedros Assefaw, Secretary for a Class D, Beer License for the use of GHAT, LLC, t/a Check Store, 3664 St. Barnabas Road, Suitland, 20746 transfer from Pratham LLC, t/a Check Store, Sook Song, Member.

Amir Abdel Mlak, President, Magdy M. Ebeld, Manager, for a Class D, Beer License for the use of D&S General Store, Inc., t/a D&S General Store, 3507 Enterprise Rd, Mitchellville, 20721, transfer from D&S General Store, Inc., t/a D&S General Store, Koo Yuen, President/Secretary/Treasurer, Sameh Ebrahim, Vice President.

Jimmy Louis Constantinou, President/ Treasurer, Bruno Anthony Fabi, Jr., Mark Alexis Proctor, Assistant Secretary, for a Class D, Beer and Wine License for the use of Mamma Lucia’s of College Park, Inc., t/a Mamma Lucia’s, 4734 Cherry Hill Road, College Park, 20740, transfer from Mamma Lucia’s of College Park, Inc., t/a Mamma Lucia’s, Raymond Lubrano, President/Secretary/Treasurer, Timothy M. Heidenbery, Assistant Secretary.

NEW

Alphonse N. Attey, Managing Member/Authorized Person for a New B (BLX), Beer, Wine and Liquor License for the use of Golf Restaurant and Lounge, LLC, t/a Golf Ultra Lounge, 7416 Baltimore Avenue, College Park, 20740.

Steven Thornton, Authorized Person, Charles Burton Heiss, Authorized Person for a New Class B(BLX), Beer, Wine and Liquor License for the use of Nando’s of Laurel, LLC, t/a Nando’s Peri Peri, 14828 Baltimore Avenue, Building 1, Laurel, 20707.

Kevin O. Onyona, Authorized Person, Lynn Akinyi Senda, Authorized Person for a New B (BLX), Beer, Wine and Liquor License for the use of Swahili Village Bar & Restaurant Boma, LLC, t/a Swahili Village Bar & Restaurant, 10800 Rhode Island Avenue, Bay N&O, Beltsville, 20707

Araceli Guzman Benitez, Owner for a New Class D, Beer License for the use of La Fondita, Inc., t/a La Fondita, 4901 Decatur Street, Hyattsville, 20707.

Dorene Elaina Albury, Authorized Person, for a New Class D, Beer License for the use of Wolfgang Puck Catering at the Capital Wheel, LLC, t/a Wolfgang Puck Catering at The Capital Wheel, 701 National harbor Blvd., National Harbor, 20745.

A hearing will be held at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781, 10:00 a.m., Tuesday, July 22, 2014. Additional information may be obtained by contacting the Board’s Office at 301-699-2770.

BOARD OF LICENSE COMMISSIONERS

Attest: Diane M. Bryant
June 13, 2014

112839 (7-3,7-10)

PRINCE GEORGE’S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County on August 28, 2014 and will be heard on October 28, 2014. Those licenses are:

Two Class B, Beer, Wine and Liquor Licenses – 17 BL 69 and 17 BL 70

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

Public Hearings are also scheduled for August 6, 2014 and August 13, 2014 at 7:00 p.m., at 5012 Rhode Island Avenue, Hearing Room 200, Hyattsville, Maryland 20781. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS (Liquor Control Board)

Attest: Diane M. Bryant
June 9, 2014

112838 (7-3,7-10)

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

IN THE MATTER OF A PETITION FOR ADOPTION OF A MINOR

Adoption No: CAA14-09039

NOTICE TO UNKNOWN BIRTH FATHER

To: UNKNOWN BIRTH FATHER. You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George’s County, Adoption No. CAA14-09039. All persons who believe themselves to be parent of a female child born March 27, 2008, in Baltimore City, Maryland, to SHIRLEY ANN ASH, birth date August 18, 1973, and UNKNOWN BIRTH FATHER, birth date UNKNOWN, shall file a written response. A copy of the show cause order may be obtained from the clerk’s office at the Circuit Court for Prince George’s County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in the Prince George’s County Maryland area and the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

112894 (7-3)

MECHANIC’S LIEN SALE

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code Of Maryland, the undersigned lienor will sell the following vehicle(s) at public auction for storage, repairs, and other lawful charges on:

JULY 11, 2014
AT 10:00 AM

2003 Ford
1FMZU74K483UA61914

The auction will be held on the premises of:

A&J Cycle Performance
7830 Penn Western, Ct Ste A-1
Upper Marlboro, Md 20772
301-516-4144

Terms of Sale-CASH
Lienor reserves the right to place "Minimum".

112889 (7-3,7-10)

LEGALS

ADVERTISEMENT

Prince George’s County, Maryland Is Committed To Delivering Excellence In Government Services To Its Citizens. The County Is Seeking Bids Or Proposals From Businesses Who Share In A “Total Quality” Commitment In The Provision Of Services To Their Customers.

Sealed Bids And/ Or Proposals Will Be Received In The Prince George’s County Office Of Central Services Until The Date And Local Time Indicated For The Following Solicitations.

Bid/Proposal Number	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
S14-079	Towing Services Police Accident, Evidence and Narcotic Impound Vehicles – Vehicles Over 10,000 lbs, GVW (Heavy Duty)	Pre-Proposal Conference: 7/17/14 @ 10:00 a.m. Proposal Closing: 7/31/14 @ 3:00 p.m.	\$ 5.50

PRINCE GEORGE’S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

Bidding documents containing instructions to bidders and specifications (excluding construction documents) may be reviewed and/or downloaded through the County’s website www.princegeorgescountymd.gov. Documents may also be obtained from the Prince George’s County Office of Central Services, Contract Administration and Procurement Division, 1400 McCormick Drive, Room 200, Largo, Maryland 20774, (301) 883-6400 or TDD (301) 925-5167 upon payment of a non-refundable fee, by Check or Money Order only, made payable to Prince George’s County Government. Special ADA accommodations may be made by writing or calling the same office. For information on the latest bid /proposal solicitations call the Bid Hotline (301) 883-6128.

—By Authority Of—
Rushern L. Baker, III
County Executive

112896 (7-3)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DONALD AINSWORTH
WENDY AINSWORTH
3514 Edwards Street
IRTA 3514 Edward Street
Landover, MD 20785
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-02619

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3514 Edwards Street, IRTA 3514 Edward Street, Landover, MD 20785, 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 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$137,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112877 (7-3,7-10,7-17)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DORETTA BROWN
10106 South Campus Way,
Unit #102
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-05479

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10106 South Campus Way, Unit #102, 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 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$182,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112887 (7-3,7-10,7-17)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

VICTOR RODIMIRO AREVALO
AKA
VICTOR RODIMIRO AREVALO
JIMENEZ
EMELINA JIMENEZ
5631 Ellerbie Street
Lanham, MD 20706

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-02302

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5631 Ellerbie Street, Lanham, MD 20706 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$157,534.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112885 (7-3,7-10,7-17)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DORETHA STRIPLING
14071 Vista Drive, Unit #124A
IRTA 14701 Vista Drive
Laurel, MD 20707

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-05709

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 14071 Vista Drive, Unit #124A, IRTA 14701 Vista Drive, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$233,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112884 (7-3,7-10,7-17)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

EVA M. GRADY AKA
EVA MAE GRADY
HERMAN GRADY
17808 Merino Drive
Accokeek, MD 20607

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 13-22270

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 17808 Merino Drive, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$355,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112870 (7-3,7-10,7-17)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DENNISE V. HENRY
KWAME E. LEVI
3523 Edwards Street
Springdale arta Upper Marlboro,
MD 20774

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-00075

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3523 Edwards Street, Springdale arta 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 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$213,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112886 (7-3,7-10,7-17)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

CARLA E. MONROE AKA
CARLA ELIZABETH MACK AKA
CARLA ELIZABETH MONROE
3917 Ettrick Court
Bowie, MD 20716

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE 12-38674

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3917 Ettrick Court, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$111,650.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112881 (7-3,7-10,7-17)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ARNOLDO A. CHAVEZ AKA
ARNOLDO ANTONIO CHAVEZ
GARCIA
MARIA A DIAZ
3503 Taylor Street
Brentwood, MD 20722

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 13-35451

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3503 Taylor Street, Brentwood, MD 20722, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of July, 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 25th day of July, 2014.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
112888 (7-3,7-10,7-17)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

DAVID W ROWLAND
YOLANDA ROWLAND AKA
YOLANDA A. ROWLAND
10909 Melwood Park Place
Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-05518

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10909 Melwood Park Place, Upper Marlboro, MD 20772 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$246,645.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112882 (7-3,7-10,7-17)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

MORRIS A. CAMPBELL
VERONICA GORDON
CAMPBELL
1704 Dennis Court
District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-02546

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1704 Dennis Court, District Heights, MD 20747 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$390,213.96.

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

9300 FRIAR RD.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated February 18, 2005 and recorded in Liber 21997, Folio 260 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$207,920.00 and an original interest rate of 7.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 8, 2014 AT 11:03 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/ sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112578(6-19,6-26,7-3)

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

8931 HOBART ST.
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 11, 2005 and recorded in Liber 22884, Folio 422 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 8.125% 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

JULY 8, 2014 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/ sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112584(6-19,6-26,7-3)

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

3603 SETH CT.
LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated October 26, 2005 and recorded in Liber 24566, Folio 333 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$360,000.00 and an original interest rate of 8.5000% 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

JULY 8, 2014 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$41,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/ sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112581(6-19,6-26,7-3)

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

1004 PEMBRIDGE CT.
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated March 6, 2006 and recorded in Liber 25184, Folio 332 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$385,000.00 and an original interest rate of 3.7500% 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

JULY 8, 2014 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$40,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/ sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112585(6-19,6-26,7-3)

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

14400 DARREN CT.
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated July 31, 2006 and recorded in Liber 26136, Folio 419 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$816,000.00 and an original interest rate of 7.0% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 8, 2014 AT 11:07 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s Co., MD and described as follows: Lot Numbered Four (4), in the subdivision known as "Woodmore Highlands, Plat 8", as per plat thereof recorded among the Land Records of Bowie, Prince George’s County, Maryland in Plat Book REP 196 at plat 18. Said property being located in the 7th Election District of said County.

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

Terms of Sale: A deposit of \$82,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/ sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112583(6-19,6-26,7-3)

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
10313 Balsamwood Court, Laurel, Maryland 20708

By virtue of the power and authority contained in a Deed of Trust from William H Manley and Estate of Robin G Manley, dated January 30, 2007, and recorded in Liber 32874 at folio 143 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

JULY 15, 2014
AT 9:05 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 10TH ELECTION DISTRICT OF PRINCE GEORGE’S COUNTY, MARYLAND, NAMELY: LOT NUMBERED TWELVE (12), IN BLOCK LETTERED "H", IN THE SUBDIVISION KNOWN AS "PLAT SIX, MONTPELIER WOODS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 117 AT PLAT 32, AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND. THE IMPROVEMENTS THEREON BEING KNOWN AS 10313 BALSAMWOOD COURT, LAUREL, MARYLAND - 20708.

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

112727(6-26,7-3,7-10)

LEGALS		LEGALS		LEGALS	
NOTICE OF REPORT OF SALE		NOTICE OF REPORT OF SALE		NOTICE OF REPORT OF SALE	
Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. Christopher P. Israel and Sharmane Israel Defendant(s)		Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. Theodore Q. Madyun and Joyce A. Madyun Defendant(s)		Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. Meta E. Edwards Defendant(s)	
In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-02437		In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-02442		In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-02552	
NOTICE is hereby given this 5th day of June, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2014.		NOTICE is hereby given this 5th day of June, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2014.		NOTICE is hereby given this 5th day of June, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2014.	
The Report of Sale states the amount of the foreclosure sale to be \$21,394.50. The property sold herein is One fractional 300,000/2,855,944,500 fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").		The Report of Sale states the amount of the foreclosure sale to be \$90,834.51. The property sold herein is One fractional 1,043,000/2,855,944,500 fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").		The Report of Sale states the amount of the foreclosure sale to be \$12,863.05. The property sold herein is One fractional 126,000/2,855,944,500 fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").	
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.		MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, MD.	
True Copy—Test: Marilynn M. Bland, Clerk 112634 (6-19,6-26,7-3)		True Copy—Test: Marilynn M. Bland, Clerk 112637 (6-19,6-26,7-3)		True Copy—Test: Marilynn M. Bland, Clerk 112636 (6-19,6-26,7-3)	

LEGALS		LEGALS		LEGALS	
NOTICE OF REPORT OF SALE		NOTICE OF REPORT OF SALE		NOTICE OF REPORT OF SALE	
Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. Lois L. Lechleider and Robert J. Lechleider Defendant(s)		Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. Barbara Bonaparte Defendant(s)		Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. Frederick E. Becker and Lorraine M. Becker Defendant(s)	
In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-02431		In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-02439		In the Circuit Court for Prince George’s County, Civil Case No. CAEF 14-02438	
NOTICE is hereby given this 5th day of June, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2014.		NOTICE is hereby given this 5th day of June, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2014.		NOTICE is hereby given this 5th day of June, 2014, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2014.	
The Report of Sale states the amount of the foreclosure sale to be \$16,236.88. The property sold herein is One fractional 105,000/2,855,944,500 fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").		The Report of Sale states the amount of the foreclosure sale to be \$77,724.21. The property sold herein is One fractional 878,000/2,855,944,500 fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").		The Report of Sale states the amount of the foreclosure sale to be \$80,817.37. The property sold herein is One fractional 770,000/2,855,944,500 fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").	
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.		MARILYNN M. BLAND Clerk of the Circuit Court for Prince George’s County, MD.	
True Copy—Test: Marilynn M. Bland, Clerk 112643 (6-19,6-26,7-3)		True Copy—Test: Marilynn M. Bland, Clerk 112641 (6-19,6-26,7-3)		True Copy—Test: Marilynn M. Bland, Clerk 112642 (6-19,6-26,7-3)	

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

5334 WEST BONIWOOD TURN
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Estate of Green T Swinson, dated December 9, 2009, and recorded in Liber 31368 at folio 219 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:00 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-34414)

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
112847 (7-3,7-10,7-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

604 JUNE BERRY COURT
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Kimberli D Motley, dated June 19, 2009, and recorded in Liber 30760 at folio 309 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:04 AM

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

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 \$58,000.00 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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-43993)

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
112851 (7-3,7-10,7-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

9803 OLD ALLENTOWN ROAD
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Vivian E McClurkin, dated January 25, 2008, and recorded in Liber 29321 at folio 460 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:02 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-12217)

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
112849 (7-3,7-10,7-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

2023 WOODREEVE ROAD
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from James A Fulton and Mary E Fulton, dated November 18, 2009, and recorded in Liber 31262 at folio 553 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:05 AM

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

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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #2013-36371)

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
112852 (7-3,7-10,7-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

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, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:03 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-27362)

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
112850 (7-3,7-10,7-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

10212 BUENA VISTA AVENUE
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Delois Drewery, dated July 30, 2010, and recorded in Liber 31928 at folio 500 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:06 AM

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

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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-35298)

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
112853 (7-3,7-10,7-17)

THE PRINCE GEORGE'S
POST NEWSPAPER
YOUR NEWSPAPER OF LEGAL RECORD
CALL: 301-627-0900 FAX: 301-627-6260

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq.,
Assignee,
Plaintiff
v.

James E. Brooks, Sr. and
Virginia M. Brooks
Defendant(s)

In the Circuit Court for
Prince George's County,
Civil Case No.
CAEF 14-00441

NOTICE is hereby given this 6th day of June, 2014, by the Circuit Court for Prince George's County that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickoff, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$37,260.44.

The property sold herein is One fractional 259,000/2,855,944,500 fee simple undivided Standard Vocation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 309, 329-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1101, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium," dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland (the "Land Records") in Liber 31006 (folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Marilynn M. Bland, Clerk
112664 (6-19,6-26,7-3)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq.,
Assignee,
Plaintiff
v.

Lou Ann Davis and
Rebecca Buckley

Defendant(s)

**In the Circuit Court for
Prince George's County,
Civil Case No.
CAEF 14-02424**

NOTICE is hereby given this 5th day of June, 2014, by the Circuit Court for Prince George's County that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickel, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$50,924.59.

The property sold herein is One fractional 462,000/2,855,944,500 fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 628-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1101, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building G, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in the Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31066 folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Marilynn M. Bland, Clerk
112670 (6-19,6-26,7-3)

LEGALS

JOSEPH, GREENWALD & LAAKE, P.A.
6404 Ivy Lane, Suite 400
Greenbelt, Maryland 20770
(301) 220-2200

SUBSTITUTE TRUSTEES' SALE

Of valuable, improved real estate, located at
6202 86th Avenue, New Carrollton, Maryland 20784.

By virtue of the power of sale conferred in a Deed of Trust from John Donelson, Jr. as sole owner to Thomas R. Rodden, Esq., Trustee, dated January 31, 2006 and recorded March 2, 2006, among the Land Records of Prince George’s County, Maryland, in Liber 24468 at folio 189 (the “Deed of Trust”), the noteholder having substituted and appointed the undersigned Substitute Trustees in the place and stead of the original Trustee, default having occurred in the terms and conditions thereof and an Order to Docket Foreclosure filed in the Circuit Court for Prince George’s County, Maryland, Bethany L. Flanders, et al. v. John W. Donelson, Jr., Case Number: CAEF-14-07903, the undersigned Substitute 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 Circuit Court Courthouse, located at 14735 Main Street, Upper Marlboro, Maryland 20772 on:

JULY 22, 2014 AT 2:00 P.M.

all that real property and the improvements thereon, being generally known as 6202 86th Avenue, New Carrollton, Maryland 20784, and described as follows:

Lot numbered twenty-nine (29) in Block numbered two (2) in a subdivision known as “CARROLLTON”, as per plat thereof recorded in Plat Book WWW 31 at plat 23, among the Land Records of Prince George’s County, Maryland.

The Improvements thereon being known and designated as 6202 86th Avenue, New Carrollton, Maryland 20784.

SUBJECT to all restrictions, rights of way, easements and other conditions contained in the chain of title to the captioned property.

Said property being located in the 20th Election District of said County.

The property will be sold in "as is" condition and subject to covenants, conditions, restrictions, agreements, easements and rights of ways of record, if any, and with no warranty as to the nature and condition of the improvements. The property is improved by a single family dwelling, and will be sold subject to any rights of redemption that may be held by the Internal Revenue Service, or other taxing authority, with respect to any tax liens filed, and will further be sold subject to any prior liens of record, the existence of which, and outstanding balances of which, to the extent known, will be announced at the sale.

TERMS OF SALE

This advertisement, as amended or supplemented by any oral announcements made by the Trustees during the conduct of the sale, constitutes the Trustees' entire statement relative to the property described herein and the terms and conditions upon which such property shall be offered for sale. The Trustees reserve the unqualified right to withdraw the property at any time prior to the conclusion of the public auction. The Trustees reserve the right to pre-qualify any and all bidders.

In the event of any dispute among the bidders, the Trustees shall have the sole and final discretion either to determine the successful bidder or to then and there re-offer and resell the property.

A deposit shall be required at the time of sale in the amount of Twenty-Five Thousand 00/100 Dollars (\$25,000.00), in the form of cash, certified or bank cashier's check. The Secured Party shall not be required to post a deposit. At settlement, the balance of the purchase price with interest thereon at the rate of five and ¾ percent (5.75%) per annum from the date of sale to the date of settlement will be due in cash. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit, at the option of the Trustees, will be forfeited, and the property resold at the risk and cost of the defaulting purchaser. Such forfeiture shall not limit or be deemed to limit any right of the Trustees to further avail themselves of additional legal or equitable remedies available to them.

Conveyance shall be by a Trustee's Deed without covenant or warranty, expressed or implied. All loss or damage to the property from and after the date of sale will be at the sole risk of the successful bidder. Delivery of possession of the property will not be the obligation of the Trustees but must be obtained by the purchaser.

Real property taxes, any and all public charges, regular and special assessments and front foot benefit charges will be adjusted as of the date of sale and thereafter assumed by the purchaser. If applicable, condominium and/or homeowner association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser.

All costs incident to settlement and conveyancing, including state and county transfer taxes, state revenue stamps, recording and settlement fees will be at the cost of the purchaser.

This sale is subject to ratification by the Circuit Court for Prince George’s County, Maryland. If the sale is not ratified or if for any reason, the 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. Upon refund of the deposit, the sale shall be void and of no effect and the purchaser shall have no further claim against the Trustees.

Any inquiries may be directed to Bethany L. Flanders, Esquire, at the above captioned address.

Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale or on such later date as the Trustees’ may determine.

SALLY PRESLER MCCASH,
BETHANY L. FLANDERS
TRUSTEES

112982 (7-3,7-10,7-17)

LEGALS

NOTICE OF CONTINUATION OF RESERVATION
OF LAND FOR PUBLIC USE

That on the day 30th of June 2014, pursuant to the provisions of Land Use Article, Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George’s County, Maryland, as amended, the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission, by Resolution No. 14-20, duly adopted, has declared that the 3.6042, acres of land located in Election District No. 3, northside of U.S. 301 and Village Drive West, conveyed by Jessie Millicent Swanson, by deed recorded in Liber 8188 at Folio 521, by Reservation of Land for Public Use, as deemed necessary for the proposed US 301 upgrader F-10 and A-61 facility, said reservation shall continue in full force and effect for one (1) year.

112890 (7-3)

NOTICE OF CONTINUATION OF RESERVATION
OF LAND FOR PUBLIC USE

That on the day 30th of June 2014, pursuant to the provisions of Land Use Article, Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George’s County, Maryland, as amended, the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission, by Resolution No. 14-19, duly adopted, has declared that the 3.6364 acres of land located in Election District No. 9, northwest side of Branch Avenue, MD Route 5 and Surratts Road, conveyed by Realty Investment Associates III, by deed recorded in Liber 14603 at Folio 736, by Reservation of Land for Public Use, as deemed necessary for the proposed interchange of Branch Avenue, MD Route 5 and Surratts Road, said reservation shall continue in full force and effect for one (1) year.

112891 (7-3)

The Prince George’s Post Newspaper

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

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, JULY 8, 2014

COUNCIL HEARING ROOM

COUNTY ADMINISTRATION BUILDING

14741 GOVERNOR ODEN BOWIE DRIVE

UPPER MARLBORO, MARYLAND

10:00 A.M.

Notice is hereby given that on Tuesday, July 8, 2014, the County Council of Prince George’s County, Maryland, will hold the following public hearings:

CR-42-2014 – A RESOLUTION CONCERNING COUNTY REAL PROPERTY for the purpose of declaring certain parcels of County-owned real property as surplus and approving the County Executive’s plan for disposal of such parcels.

CB-12-2014 (DR-2) – AN ORDINANCE CONCERNING RURAL RESIDENTIAL (R-R) ZONE for the purpose of permitting commercial uses in the Rural Residential (R-R) Zone, under certain circumstances.

CB-15-2014 (DR-3) – AN ORDINANCE CONCERNING TRANSIT DISTRICT OVERLAY ZONE for the purpose of amending the authority of a Transit District Overlay Zoning Map Amendment to change underlying zones, clarifying certain applicability and procedural requirements, and authorizing Transit District Development Plans to amend certain design regulations and standards.

CB-16-2014 (DR-2) AN ORDINANCE CONCERNING M-X-T ZONE for the purpose of amending the Mixed Use Zone Tables of Uses to permit a vehicle parts store including minor installation services with no outdoor storage as a permitted use in the Mixed Use-Transportation Oriented (M-X-T) Zone, and prohibiting the use in the Mixed Use Community (M-X-C) Zone.

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

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

Attest:
Redis C. Floyd
Clerk of the Council

112779 (6-26,7-3)

It Pays to Advertise in
The Prince
George’s Post
Call 301 627 0900

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, JULY 15, 2014

COUNCIL HEARING ROOM

COUNTY ADMINISTRATION BUILDING

14741 GOVERNOR ODEN BOWIE DRIVE

UPPER MARLBORO, MARYLAND

11:00 A.M.

Notice is hereby given that on Tuesday, July 15, 2014, the County Council of Prince George’s County, Maryland, will hold the following public hearings:

CB-23-2014 - AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS for the purpose of authorizing and empowering Prince George’s County, Maryland to issue and sell an amount not to exceed Two Hundred Thirty-Five Million Three Hundred Seven Thousand (\$235,307,000) in aggregate principal amount of general obligation bonds with serial maturities, including mandatory sinking fund installments in lieu of serial maturities, for the purpose of providing funds for financing in whole or in part costs of the planning, construction, reconstruction, establishment, extension, enlargement, demolition, improvement or acquisition of certain capital projects set forth in the capital budget of the County for the fiscal year ending June 30, 2014, or usable portions thereof, including describing the capital projects to be financed in whole or in part from the proceeds of the bonds hereby authorized and the estimated costs and probable useful lives thereof; prescribing or providing for the procedures for the issuance and sale of such bonds at public sale; declaring the County’s official intent to reimburse itself for certain expenditures paid before the issuance of the bonds authorized hereby in accordance with applicable Income Tax Regulations; authorizing the consolidation of such bonds with other bonds for purposes of such sale; showing compliance with the power of the County to incur indebtedness; directing the application of the proceeds of such bonds; pledging the full faith and credit and taxing power of the County to the payment of such bonds and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bonds when due; authorizing and empowering the County to issue and sell an amount not to exceed Two Hundred Thirty-Five Million Three Hundred Seven Thousand (\$235,307,000) in general obligation bond anticipation notes in anticipation of the issuance and sale of the bonds authorized hereby; . . .

CB-24-2014 - AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION STORMWATER MANAGEMENT BONDS for the purpose of authorizing and empowering Prince George’s County, Maryland to issue and sell an amount not to exceed Fifty-Seven Million Nine Hundred Seventy-Eight Thousand Dollars (\$57,978,000) in aggregate principal amount of general obligation stormwater management bonds for the purpose of providing funds for financing in whole or in part costs of the planning, acquisition, construction, reconstruction, establishment, extension, enlargement, demolition or purchase of certain capital projects set forth in the capital budget of the County for the fiscal year ending June 30, 2014, constituting facilities (including without limitation any land, interest in land or equipment) for the control and disposition of storm and surface waters, including floodproofing, flood control or navigation programs and other stormwater programs and systems, environmental restoration and/or wetlands construction, and the protection, conservation, creation and acquisition of certain property described in the Maryland Annotated Code Environment Article consistent with federal and Maryland laws and regulations on the subject of nontidal and private wetlands, as applicable, including describing the capital projects to be financed in whole or in part from the proceeds of the bonds hereby authorized and the estimated costs thereof; prescribing or providing for the procedures for the issuance and sale of such bonds, including at private (negotiated) sale or public sale; declaring the County’s official intent to reimburse itself for certain expenditures paid before the issuance of the bonds authorized hereby in accordance with applicable Income Tax Regulations; authorizing the consolidation of such bonds with other bonds for purposes of such sale; directing the application of the proceeds of such bonds; providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bonds when due; authorizing and empowering the County to issue and sell an amount not to exceed Fifty-Seven Million Nine Hundred Seventy-Eight Thousand Dollars (\$57,978,000) in general obligation stormwater management bond anticipation notes in anticipation of the issuance and sale of the bonds authorized hereby; . . .

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

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

Attest:
Redis C. Floyd
Clerk of the Council

112867 (7-3,7-10)

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, JULY 15, 2014

COUNCIL HEARING ROOM

COUNTY ADMINISTRATION BUILDING

UPPER MARLBORO, MARYLAND

11:00 A.M.

Notice is hereby given that on Tuesday, July 15, 2014, the County Council of Prince George’s County, Maryland, will hold the following public hearings:

Appointment of the following individuals to the Accokeek Development Review District Commission for Prince George’s County:

Mr. Albert Wesley Courtney Appointment
Replacing: Warren Johnson, Jr.
Term Expiration: 10/27/2014
Full Term Expiration: 10/27/2014

Ms. Kimberly L. Collier Appointment
Replacing: John Patterson
Term Expiration: 10/27/2016

Mr. Charles E. Clagett Appointment
Replacing: Henry Lee Wright
Term Expiration: 10/27/2016

Dr. Deborah Byard Campbell Reappointment
Term Expiration: 10/27/2014
Full Term Expiration: 10/27/2017

Mr. Stevenson McIlvaine Reappointment
Term Expiration: 10/27/2015

Mr. Clifford L. Woods, Jr. Reappointment
Term Expiration: 10/27/2014
Full Term Expiration: 10/27/2017

Those wishing to testify at these hearings are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600 TDD 301-925-5167. Free parking and shuttle bus service is available at the Prince George’s Equestrian Center parking lots..

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

Attest:
Redis C. Floyd
Clerk of the Council

112868 (7-3)

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.

523 68TH PLACE
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Angela Johnson aka Angel Johnson and Robert Earl Smith dated June 9, 2008, and recorded in Liber 29764 at folio 609 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:09 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-24470)

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

112731 (6-26,7-3,7-10)

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.

2125 ROBERT BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Raymond L. Jones Jr and Shirley A. Jones, dated August 25, 2005, and recorded in Liber 24115 at folio 630 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:07 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-31346)

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

112729 (6-26,7-3,7-10)

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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

3400 DUKE STREET
COLLEGE PARK, MARYLAND 20740

By virtue of the power and authority contained in a Deed of Trust from Jason John Wycliffe and Vimala Wycliffe, dated June 30, 2006, and recorded in Liber 26211 at folio 544 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:04 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-35343)

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

112726 (6-26,7-3,7-10)

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.

2125 ROBERT BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Raymond L. Jones Jr and Shirley A. Jones, dated August 25, 2005, and recorded in Liber 24115 at folio 630 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014
AT 9:07 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-31346)

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

112729 (6-26,7-3,7-10)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

BRENDA DEVAUGHN
PAUL DEVAUGHN
8800 Rosanne Court
Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 13-27259

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 8800 Rosanne 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 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$466,500.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112875 (7-3,7-10,7-17)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

AURORA M. HERNANDEZ
MARCO A. HERNANDEZ
1112 Twin Oaks Drive
Hyattsville, MD 20782

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-02408

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 1112 Twin Oaks Drive, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$213,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112874 (7-3,7-10,7-17)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

GINELLE D. SPENCER
7616 South Arbory Court
Unit #423
Laurel, MD 20707

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-02382

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7616 South Arbory Court, Unit #423, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$196,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112873 (7-3,7-10,7-17)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

PATRICIA J. BROWN
12710 Martin Road
Brandywine, MD 20613

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-08018

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 12710 Martin Road, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$197,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112876 (7-3,7-10,7-17)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

ADRIENNE G. MONTGOMERY
4515 34th Street
Brentwood, MD 20722

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-07071

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4515 34th Street, Brentwood, MD 20722 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$75,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112872 (7-3,7-10,7-17)

NOTICE

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

Plaintiffs

vs.

Roberta Castro and
Camilo Castro

Defendants

In the Circuit Court for Prince George’s County, Maryland
CIVIL NO. CAEF 13-28930

ORDERED, this 30th day of June 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5735 Lincoln Avenue, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of July, 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 30th day of July, 2014, next.

The report states the amount of sale to be \$239,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112924 (7-3,7-10,7-17)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

PATRICIA I. BAILEY
9401 Miller Court
Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-00140

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9401 Miller 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 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$135,510.77.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112879 (7-3,7-10,7-17)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

GAYLON D. JOHNSON
3636 Tyrol Drive
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 14-00369

Notice is hereby given this 25th day of June, 2014 by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3636 Tyrol Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of July, 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 25th day of July, 2014.

The report states the purchase price at the Foreclosure sale to be \$204,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112880 (7-3,7-10,7-17)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

JUAN C. SOTELO
4407 Greenwood Road
Beltsville, MD 20705

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 13-39063

Notice is given that Kila Robertson whose address is 5220 Carswell Avenue, Apt. 203, Suitland, MD 20746 was on June 25, 2014 appointed personal representative of the estate of Genolia L. Sarter who died on April 11, 2014 without a will.

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

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

KILA ROBERTSON
Personal Representative

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

Estate No. 96786
(7-3,7-10,7-17)

NOTICE

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

Plaintiffs

vs.

Gail M Dixon

Defendant

In the Circuit Court for Prince George’s County, Maryland
CIVIL NO. CAEF 13-36547

ORDERED, this 30th day of June 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 3200 Dallas Drive, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of July, 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 30th day of July, 2014, next.

The report states the amount of sale to be \$138,400.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112925 (7-3,7-10,7-17)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCES L. COLEMAN

Notice is given that Diane F Gurley whose address is 7016 Jube Court, Alexandria, VA 22307 was on June 30, 2014 appointed personal representative of the estate of Frances L. Coleman who died on May 31, 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 30th day of December, 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.

DIANE F. GURLEY
Personal Representative

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

Estate No. 97088
(7-3,7-10,7-17)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY MAE MCDONALD

Notice is given that Jeffrey R Davis whose address is 11535 Rope-knot Road, Lusby, MD 20657 was on June 26, 2014 appointed personal representative of the estate of Shirley Mae McDonald who died on June 9, 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 26th day of December, 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.

JEFFREY R. DAVIS
Personal Representative

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

Estate No. 97068
(7-3,7-10,7-17)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GENOLIA L SARTER

Notice is given that Kila Robertson whose address is 5220 Carswell Avenue, Apt. 203, Suitland, MD 20746 was on June 25, 2014 appointed personal representative of the estate of Genolia L. Sarter who died on April 11, 2014 without a will.

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

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

JOSEPH EUGENE JACKSON
Personal Representative

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

Estate No. 96713
(7-3)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOIS JEAN JACKSON

Notice is given that Joseph Eugene Jackson whose address is 5705 Pompano Court, Waldorf, MD 20603 was on May 19, 2014 appointed personal representative of the small estate of Lois Jean Jackson who died on February 15, 2013 without a will.

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

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:
(1) Six months from the date of the decedent’s death, except if the decedent died before October 1, 1992, nine months from the date of decedent’s death; or
(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within thirty days from the mailing or other delivery of the notice.

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

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

True Copy—Test:
Marilynn M. Bland, Clerk
112926 (7-3,7-10,7-17)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
DORA N. SIMPSON
Estate No.: 95644

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a Petition has been filed by DEBORAH A. BICKHAM for Judicial Probate of the will dated 8/20/1984 and the codicil dated 9/5/1985 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20772 on August 7, 2014 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

112899 (7-3,7-10)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
ESTHER MARIE SUTPHIN
Estate No.: 96859

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a Petition has been filed by CHARLES P. SUTPHIN for Judicial Probate of the will dated 6/12/2009 and the codicil with interlineations dated 8/5/2005 & 7/21/2010 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20772 on August 7, 2014 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

112898 (7-3,7-10)

NOTICE

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

Plaintiffs

vs.

Carlos A Sorto and
Celsa M Alvarez

Defendants

In the Circuit Court for Prince George’s County, Maryland
CIVIL NO. CAEF 13-23326

ORDERED, this 30th day of June 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 5305 Gallatin Street, Hyattsville, Maryland 20781 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of July, 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 30th day of July, 2014, next.

The report states the amount of sale to be \$84,000.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112926 (7-3,7-10,7-17)

NOTICE

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

Plaintiffs

vs.

Wayne Sealey and Estate of Leslie Hubert Sealey

Defendants

In the Circuit Court for Prince George’s County, Maryland
CIVIL NO. CAEF 13-33565

ORDERED, this 30th day of June 2014 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 624 Opus Avenue, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H. G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of July, 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 30th day of July, 2014, next.

The report states the amount of sale to be \$180,446.00.

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

True Copy—Test:
Marilynn M. Bland, Clerk
112927 (7-3,7-10,7-17)

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**

**5612 ROCK QUARRY TERR.
A/R/T/A 5612 ROCKY QUARRY TERR.
FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated February 28, 2007 and recorded in Liber 27296, Folio 437 among the Land Records of Prince George's Co., MD, with an original principal balance of \$275,000.00 and an original interest rate of 6.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 8, 2014 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$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. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112590 (6-19,6-26,7-3)

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**

**12441 PERSIMMON RD.
UPPER MARLBOR, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated July 21, 2004 and recorded in Liber 20222, Folio 225 among the Land Records of Prince George's Co., MD, with an original principal balance of \$113,500.00 and an original interest rate of 5.37500% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 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 \$7,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112593 (6-19,6-26,7-3)

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**

**7207 NIMITZ DR.
DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated August 30, 1994 and recorded in Liber 9778, Folio 229 among the Land Records of Prince George's Co., MD, with an original principal balance of \$103,477.00 and an original interest rate of 3.0% 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

JULY 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 \$7,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112591 (6-19,6-26,7-3)

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**

**7106 RIVERDALE RD.
LANHAM A/R/T/A SEABROOK, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated January 22, 2003 and recorded in Liber 17047, Folio 324 among the Land Records of Prince George's Co., MD, with a modified principal balance of \$160,543.39 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

JULY 8, 2014 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112594 (6-19,6-26,7-3)

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.**

**4317 23RD PLACE
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Karen Allen Mason aka Karen Mason fka Karen Allen Blake, dated August 29, 2006, and recorded in Liber 26135 at folio 161 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**JULY 15, 2014
AT 9:16 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 8.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-18476)

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

112738 (6-26,7-3,7-10)

The Prince George’s Post

Call

301 627 0900

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**

**6010 WESTCHESTER PARK DR., UNIT #302
I/R/T/A 6010 WESTCHESTER PARK DR.
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust dated August 8, 2006 and recorded in Liber 26099, Folio 731 among the Land Records of Prince George's Co., MD, with an original principal balance of \$136,500.00 and an original interest rate of 8.12500% 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

JULY 15, 2014 AT 11:05 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's Co., MD and described as Unit Number 6010-302 in "Westchester Park Section One 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 \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112745 (6-26,7-3,7-10)

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**

**17017 OLD MARSHALL HALL RD.
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated April 27, 2006 and recorded in Liber 25329, Folio 330 and re-recorded in Liber 28351, Folio 609 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$640,476.00 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

JULY 8, 2014 AT 11:06 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s Co., MD and described as follows: BEGINNING AT A POINT AT THE INTERSECTION OF MARYLAND STATE ROUTE #224 AND THE OLD MILL ROAD CENTER LINES, THENCE S 33 DEGREES 29’S 308.33 ALONG THE LINE OF ROUTE 224 THENCE LEAVING THE ROAD AND RUNNING ALONG THE LINE OF A DRAINAGE DITCH N 52 DEGREES 23’ W 1260.18’ TO A HUB IN A FENCE LINE THENCE WITH THE FENCE N 7 DEGREES 15’ E 43.2’ TO A STONE CORNER OF TWO FENCES THENCE WITH THE SECOND FENCE N 85 DEGREES E 883.53’ TO THE BEGINNING, CONTAINING 8.35 ACRES, ACCORDING TO A SURVEY BY T.W. STARBUCK IN APRIL, 1946. SAVING AND EXCEPTING THAT .4359 OF AN ACRE CONEYED TO PRINCE GEORGE’S COUNTY IN A DEED RECORDED JUNE 21, 2007 AT LIBER 28114 FOLIO 221. THE SUBJECT PROPERTY NOW CONSISTING OF 7.92 ACRES OF LAND.

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 \$63,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112582 (6-19,6-26,7-3)

LEGALS

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

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

**4401 TONQUIL STREET
BELTSVILLE, MARYLAND 20705**

By virtue of the power and authority contained in a Deed of Trust from Roy Pena aka Roy D Pena and Rosa A Pena, dated December 29, 2005, and recorded in Liber 23990 at folio 545 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 15, 2014

AT 9:06 AM

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and /or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-32377)

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

112728 (6-26,7-3,7-10)

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**

**4211 LAVENDER LA.
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated September 20, 2006 and recorded in Liber 26070, Folio 205 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$363,060.00 and an original interest rate of 8.999% 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

JULY 8, 2014 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$55,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112586 (6-19,6-26,7-3)

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**

**1405 HOUGH LA.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated November 27, 2006 and recorded in Liber 26958, Folio 608 among the Land Records of Prince George’s Co., MD, with an original principal balance of \$281,600.00 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

JULY 8, 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 \$30,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112588 (6-19,6-26,7-3)

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**

**1516 NOVA AVE.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated February 15, 2006 and recorded in Liber 24384, Folio 583 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 6.1% 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

JULY 8, 2014 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112587 (6-19,6-26,7-3)

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**

**7008 SADDLEBOW CT.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated December 20, 2006 and recorded in Liber 27114, Folio 326 among the Land Records of Prince George’s Co., MD, with a modified principal balance of \$484,786.66 and an original interest rate of 2.75% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s Co., 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 8, 2014 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$47,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water /sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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

112589 (6-19,6-26,7-3)

LEGALSLegal Notice

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.

6308 GILBRALTER COURT
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Jonathan D Cole and Irene V Cole, dated July 26, 2006, and recorded in Liber 31028 at folio 426 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:07 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$55,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.6% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-14998)

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

112854(7-3,7-10,7-17)

LEGALSLegal Notice

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.

13019 6TH STREET
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Jose Barrera and Pilar Barrera, dated March 6, 2006, and recorded in Liber 24767 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, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:10 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-09125)

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

112857(7-3,7-10,7-17)

LEGALSLegal Notice

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
7607 NORTH ARBORY WAY
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Adam B. Elm, dated August 9, 2007, and recorded in Liber 28531 at folio 222 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:08 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-43807)

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

112855(7-3,7-10,7-17)

LEGALSLegal Notice

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.

4707 TAMWORTH COURT
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Estate of Ellen Szelesi, dated July 20, 2005, and recorded in Liber 22927 at folio 172 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:11 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-44830)

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

112858(7-3,7-10,7-17)

LEGALSLegal Notice

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.

11000 PENNY AVENUE
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from William R Robinson Jr and Lori M Robinson, dated April 27, 2006, and recorded in Liber 25079 at folio 703 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:14 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-09982)

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

112861(7-3,7-10,7-17)

LEGALSLegal Notice

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
302 69TH STREET
SEAT PLEASANT, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Linda R. Murray and Arthur N. Murray, dated August 25, 2007, and recorded in Liber 28531 at folio 536 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:13 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 8.79% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-32966)

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

112860(7-3,7-10,7-17)

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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

3612 28TH PARKWAY
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Cressie M Fraiser, dated August 28, 2006, and recorded in Liber 26874 at folio 722 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:15 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-29840)

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

112862 (7-3,7-10,7-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

1836 METZEROTT ROAD 925
HYATTSVILLE, MARYLAND 20783

By virtue of the power and authority contained in a Deed of Trust from Memuna Tarawaley, dated December 15, 2005, and recorded in Liber 24384 at folio 457 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:17 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-24054)

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

112846 (7-3,7-10,7-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

506 PEACOCK DRIVE
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Sherill Dorsey, dated April 20, 2007, and recorded in Liber 27857, and re-recorded in 30518 at folio 009, and re-recorded at 563 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 22, 2014
AT 9:18 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2010-06429)

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

112864 (7-3,7-10,7-17)

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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

9314 FOX RUN DRIVE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from William J. Allen, dated January 5, 2009 and recorded in Liber 30296, Folio 337 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$332,920.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 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 \$38,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

112613 (6-19,6-26,7-3)

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

6504 HALLAM COURT
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Carroll D. Briscoe, dated November 26, 2007 and recorded in Liber 29035, Folio 214 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$250,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 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 \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

112614 (6-19,6-26,7-3)

LEGALS

NOTICE OF REPORT
OF SALE

Daniel C. Zickefoose, Esq., As-
signee, Plaintiff
v.
Kim Cartwright Defendant(s)

In the Circuit Court for
Prince George's County,
Civil Case No.
CAEF 14-00438

NOTICE is hereby given this 11th day of June, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 11th day of July, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 11th day of July, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$13,202.49.

The property sold herein is One fractional .84,000/2,855,944,500 fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Marilynn M. Bland, Clerk
112676 (6-19,6-26,7-3)

NOTICE OF REPORT
OF SALE

Daniel C. Zickefoose, Esq., As-
signee, Plaintiff
v.
Beverley Lewis and
Aaron E Lewis Defendant(s)

In the Circuit Court for
Prince George's County,
Civil Case No.
CAEF 14-02182

NOTICE is hereby given this 11th day of June, 2014, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 11th day of July, 2014; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 11th day of July, 2014.

The Report of Sale states the amount of the foreclosure sale to be \$34,306.28.

The property sold herein is One fractional .238,000/2,855,944,500 fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Marilynn M. Bland, Clerk
112677 (6-19,6-26,7-3)

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