

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5901 CHRIS MAR AVE.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated November 16, 2004 and recorded in Liber 21240, Folio 696 among the Land Records of Prince George’s County, MD, with an original principal balance of \$320,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 15, 2018 AT 11:19 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 112816-1)

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

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

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

130335

(4-26,5-3,5-10)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**9250 PISCATAWAY RD.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated March 21, 2006 and recorded in Liber 24872, Folio 568 among the Land Records of Prince George’s County, MD, with an original principal balance of \$209,185.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 15, 2018 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier’s check or money order 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 314119-1)

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

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

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

130336

(4-26,5-3,5-10)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**10101 LINFORD TERR.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated November 8, 2005 and recorded in Liber 24428, Folio 74 among the Land Records of Prince George’s County, MD, with an original principal balance of \$499,999.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 15, 2018 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$62,000 in the form of certified check, cashier’s check or money order 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 76912-1)

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

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

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

130337

(4-26,5-3,5-10)

LEGALS**NOTICE**

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

JEAN W. DAVIS
925 Chatsworth Drive
Accokeek, MD 20607

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 17-33904**

Notice is hereby given this 20th day of April, 2018, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 925 Chatsworth 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 21st day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$277,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130362 (4-26,5-3,5-10)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

REGINALD HARROD
4612 Lacy Avenue
Suitland, MD 20746

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 17-31787**

Notice is hereby given this 20th day of April, 2018, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 4612 Lacy Avenue, Suitland, MD 20746, 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 May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$205,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130363 (4-26,5-3,5-10)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

ARNESHA WHITE
3811 Saint Barnabas Road
Unit# T-3
Suitland, MD 20746

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 17-05386**

Notice is hereby given this 20th day of April, 2018, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 3811 Saint Barnabas Road, Unit# T-3, Suitland, MD 20746, 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 May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$59,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130364 (4-26,5-3,5-10)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

ZANETA COUSIN
12125 Open View Lane
Unit# 201
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 16-01288**

Notice is hereby given this 20th day of April, 2018, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 12125 Open View Lane, Unit# 201, 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 21st day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$307,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130365 (4-26,5-3,5-10)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

LORETTA M. WRIGHT
TRACY O. WRIGHT
6910 Adel Street
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 17-02337**

Notice is hereby given this 20th day of April, 2018, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6910 Adel Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$169,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130366 (4-26,5-3,5-10)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

RONNELL MCBRIDE
5 Pepper Mill Drive
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 17-21435**

Notice is hereby given this 20th day of April, 2018, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5 Pepper Mill Drive, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 21st day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$168,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for
Prince George’s County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130367 (4-26,5-3,5-10)

LEGALS**NOTICE**

IN THE MATTER OF:
Dillan Josiah Ramalingam-Davis

FOR THE CHANGE OF
NAME TO:
Dillan Josiah Davis

**In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 18-10774**

A petition has been filed to change the name of (Minor Child(ren)) Dillan Josiah Ramalingam-Davis to Dillan Josiah Davis.

The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George’s County, Maryland

130342 (4-26)

NOTICE

IN THE MATTER OF:
William Downing IV

FOR THE CHANGE OF
NAME TO:
William Arnett

**In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 18-10655**

A petition has been filed to change the name of (Minor Child(ren)) William Downing IV to William Arnett.

The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George’s County, Maryland

130343 (4-26)

LEGALS**NOTICE**

IN THE MATTER OF:
Gissela Elizabeth Bustamante

FOR THE CHANGE OF
NAME TO:
Gisselle Elizabeth Benitez
Bustamante

**In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 18-10006**

A petition has been filed to change the name of (Minor Child(ren)) Gissela Elizabeth Bustamante to Gisselle Elizabeth Benitez Bustamante.

The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George’s County, Maryland

130344 (4-26)

NOTICE

IN THE MATTER OF:
Etsegenet Mamushet Mussie

FOR THE CHANGE OF
NAME TO:
Elizabeth Mamushet Mussie

**In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 18-08769**

A petition has been filed to change the name of (Minor Child(ren)) Etsegenet Mamushet Mussie to Elizabeth Mamushet Mussie.

The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George’s County, Maryland

130345 (4-26)

NOTICE

IN THE MATTER OF:
Justin R Hernandez Sanchez

FOR THE CHANGE OF
NAME TO:
Justin Rafael Sanchez

**In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 18-03320**

A petition has been filed to change the name of (Minor Child(ren)) Justin R Hernandez Sanchez to Justin Rafael Sanchez.

The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George’s County, Maryland

130346 (4-26)

NOTICE

IN THE MATTER OF:
Charity Thi Nguyen

FOR THE CHANGE OF
NAME TO:
Katie Thoa Le

**In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 18-34434**

A petition has been filed to change the name of Charity Thi Nguyen to Katie Thoa Le.

The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for
Prince George’s County, Maryland

130348 (4-26)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, Maryland 20852
Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE
Improved by premises known as
4811 Huron Avenue, Suitland, MD 20746

By virtue of the power and authority contained in a Deed of Trust from JOCELYN A. ISOM, dated October 28, 2002 and recorded in Liber 20155 at Folio 290 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street Entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, MAY 4, 2018
AT 3:00 P.M.

all that property described in said Deed of Trust as follows:
ALL THAT PROPERTY SITUATE, IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, DESCRIBED AS: LOT NUMBERED TWELVE (12), IN BLOCK LETTERED "F" IN THE SUBDIVISION KNOWN AS "CROSLER GARDENS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN PLAT BOOK BB 7 AT PLAT 81.

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

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.125% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone #: 301-627-1002
Auctioneer's Number # A00116

130276 (4-19,4-26,5-3)

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL REGULAR WORK SESSION MONDAY, APRIL 2, 2018

RESOLUTION R-18-15

A RESOLUTION concerning the Approval of data privacy principles and directing the City Administrator or the designee to implement data privacy best practices and report on implementation efforts for the City of Seat Pleasant.

RESOLUTION R-18-16

A RESOLUTION to approve the City of Seat Pleasant's designation of a Municipal Collaboration application and receipt of financing for the MEA and DHCD Sustainable Communities-Community Legacy projects further described in the MEA Empower and Community Legacy application, to be financed either directly by the Maryland Energy Administration, Department of Housing and Community Development of the State of Maryland, or through other departments or agencies of the State of Maryland

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, APRIL 9, 2018

ORDINANCE O-18-08

AN ORDINANCE concerning CHAPTER 67 – Property Maintenance for the purpose of adopting the Minimum Livability Code adopted by the Maryland Department of Housing and Community Development and the 2018 International Property Maintenance Code published by the International Code Council as the property maintenance code for the City of Seat Pleasant, subject to certain modifications to address conditions peculiar to the City of Seat Pleasant; establishing the minimum regulations governing the conditions and maintenance of all property, buildings and structures within the municipal boundaries of the City of Seat Pleasant; providing standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; providing for the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures; providing penalties for violations and for enforcement of the property maintenance code; providing for appeals and judicial review of certain orders or decisions relating to the property maintenance code; providing for the application of such regulations, standards and penalties; providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to the adoption of a property maintenance code for the City of Seat Pleasant.

ORDINANCE O-18-09

AN ORDINANCE concerning CHAPTER 63-Building Construction for the purpose of repealing and re-enacting Chapter 63 of the City Code.

ORDINANCE O-18-10

AN ORDINANCE for the purpose of enacting a new Chapter 15 of the Code of the City of Seat Pleasant, entitled "Creation and Establishment of The Seat Pleasant Investment Corporation Entity"; providing definitions and terminology associated therewith; providing for the creation, establishment and administration of the Seat Pleasant Investment Corporation; providing for the creation, funding, distribution, and use of the Seat Pleasant Investment Corporation's assets; providing that the title of this Ordinance shall be deemed a fair summary, and generally relating to the Seat Pleasant Investment Corporation.

ORDINANCE O-18-11

AN ORDINANCE for the purpose of enacting a new Chapter 113 of the Code of the City of Seat Pleasant, entitled "Seat Pleasant Economic and Community Development Corporation"; providing definitions and terminology associated therewith; providing for the creation, establishment and administration of the Seat Pleasant Economic and Community Development Cor-

LEGALS

poration; providing for the creation, funding, distribution, and use of the Seat Pleasant Economic and Community Development Corporation's assets; providing that the title of this Ordinance shall be deemed a fair summary, and generally relating to the Seat Pleasant Economic and Community Development Corporation.

Copies of this legislation are available from the Office of the City Clerk at:
City Hall
6301 Addison Road
Seat Pleasant, Maryland 20743-2125

130284 (4-19,4-26)

COUNTY COUNCIL HEARINGS

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

PRINCE GEORGE'S COUNTY PROPOSED FY 2019 OPERATING BUDGET, SIX-YEAR CAPITAL PROGRAM (INCLUDING THE CAPITAL IMPROVEMENT BUDGET) AND THE PRINCE GEORGE'S COUNTY BOARD OF EDUCATION PORTION OF THE COUNTY FY 2019 OPERATING BUDGET, PROPOSED BUDGET OF THE REDEVELOPMENT AUTHORITY, REVENUE AUTHORITY OF PRINCE GEORGE'S COUNTY, AND THE CONSTANT YIELD TAX RATE

The County Council of Prince George's County, Maryland, hereby gives notice of its intent to hold public hearings to consider the County's proposed operating budget; the six-year capital program (including the capital improvement budget); the Prince George's County Board of Education portion of the County FY 2019 Operating Budget; the proposed current operating budgets of the Redevelopment Authority and Revenue Authority of Prince George's County; and the Constant Yield Tax Rate.

The public hearings will be held on:

TUESDAY, MAY 1, 2018
7:00 P.M.
COUNCIL HEARING ROOM, FIRST FLOOR COUNTY ADMINISTRATION BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MARYLAND

AND

MONDAY, MAY 7, 2018
7:00 P.M.
COUNCIL HEARING ROOM, FIRST FLOOR COUNTY ADMINISTRATION BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MARYLAND

A limited number of budget summaries ("A Budget in Brief") are available upon request from the Office of Management and Budget, Room 3000, County Administration Building, Upper Marlboro, Maryland 20772 (301) 952-3300. In addition, copies of the full budget are available for inspection in the Clerk's Office and at all branches of the Prince George's County Memorial Library System.

Members of the public are invited to express their views concerning the proposed budgets. Persons wishing to testify at the above-mentioned public hearings are requested to telephone the Office of the Clerk of the Council at (301) 952-3600 in order to be placed on the advance speakers' list or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>. Testimony will be limited to three minutes per speaker. There will be no relinquishing of time by one speaker to another, and allotted time periods will be closely followed. Written comments will be accepted in addition to, or in lieu of, oral testimony. E-mails or faxes will not be considered, unless followed by originals mailed to the Clerk of the Council. Written comments may be submitted before the hearing to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland, 20772.

Free parking and shuttle bus service are 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 Dannielle M. Glaros, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

130282 (4-19,4-26)

LEGALS

COUNTY COUNCIL HEARINGS

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

COUNCIL HEARING ROOM COUNTY ADMINISTRATION BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MARYLAND
MAY 1, 2018
1:30 P.M.

Notice is hereby given that on Tuesday, May 1, 2018 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-23-2018 - A RESOLUTION CONCERNING THE CREATION OF A FOOD TRUCK HUB AT IVERSON MALL for the purpose of authorizing the creation of a Food Truck Hub at Iverson Mall in the Town of Temple Hills.

Those wishing to testify at this hearing and comment, or to receive copies are urged to telephone the office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600 or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>.

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 Dannielle M. Glaros, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

130289 (4-19,4-26)

POSTED NOTICE OF ADOPTION PROCEEDING AND ORDER TO SHOW CAUSE

MARTIN FRANCIS WEBB, YOU ARE HEREBY NOTIFIED that an adoption petition is pending before the Superior Court of the District of Columbia concerning the minor child A.W., born on September 19, 2008 to A. O.

YOU ARE HEREBY ORDERED to appear for a Show Cause Hearing scheduled on May 15, 2018, at 10:30 a.m. in Courtroom JM-4 before Judge Yvonne Williams.

130240 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13202 WILLIAMS DRIVE BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Theodore W. Levy and Delois D. Levy, dated March 22, 2007 and recorded in Liber 27516, Folio 307 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$238,500.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 1, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,200.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130204 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

6970 HANOVER PARKWAY, UNIT 101 GREENBELT, MARYLAND 20770

By virtue of the power and authority contained in a Deed of Trust from Terry D. Quattlebaum and Anna Quattlebaum, dated January 23, 2008, and recorded in Liber 29446 at folio 170 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

MAY 15, 2018
AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 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 # 17-602868)

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

130316 (4-26,5-3,5-10)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**16203 SUMMER DREAM CT.
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated November 14, 2014 and recorded in Liber 36535, Folio 347 among the Land Records of Prince George’s County, MD, with an original principal balance of \$393,277.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 8, 2018 AT 11:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 314835-1)

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

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

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

130263 (4-19,4-26,5-3)

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**515 70TH ST.
CAPITOL HEIGHTS A/R/T/A SEAT PLEASANT, MD 20743**

By virtue of a Final Order of Judgment in the Circuit Court for Prince George’s County, Case No. CAEF16-41928 (Deed of Trust has an original principal balance of \$135,000.00, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 8, 2018 AT 11:14 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, MD and more fully described in a Deed of Trust dated March 24, 2005 and recorded in Liber 34760, folio 221 among the Land Records of Prince George’s County, MD.

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 Substitute 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Substitute Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. 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. Substitute Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 83594-2-B)

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

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

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

130264 (4-19,4-26,5-3)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**1502 PAGEANT CT.
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated January 23, 2017 and recorded in Liber 39224, Folio 422 among the Land Records of Prince George’s County, MD, with an original principal balance of \$343,660.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 8, 2018 AT 11:09 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, MD and described as follows: Lot No. 7 in Block 24, on a certain plat entitled "Subdivision Plat Pointer Ridge at Collington, Section 7", said plat duly recorded among the plat record of Prince George’s County, Maryland, March 21, 1967, as shown in Plat Book WWW 62 at folio 97. The improvements known as, 1502 Pageant Court, Bowie, MD 20716. Tax ID# 07-0704551.

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 322513-1)

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

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

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

130253 (4-19,4-26,5-3)

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**1901 CLARK PL.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated January 19, 2007 and recorded in Liber 27226, Folio 590 among the Land Records of Prince George’s County, MD, with an original principal balance of \$188,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 8, 2018 AT 11:11 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 140525-1)

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

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

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

130255 (4-19,4-26,5-3)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5601 PARKER HOUSE TERR., UNIT #403
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust dated December 10, 2007 and recorded in Liber 29360, Folio 526 among the Land Records of Prince George’s County, MD, with an original principal balance of \$209,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 8, 2018 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, MD and described as Unit No. 403 in Fairmont 1001 Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 319311-1)

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

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

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

130254 (4-19,4-26,5-3)

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5511 K ST.
CAPITOL HEIGHTS A/R/T/A FAIRMOUNT HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated July 31, 1992 and recorded in Liber 8405, Folio 903 among the Land Records of Prince George’s County, MD, with an original principal balance of \$81,350.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 8, 2018 AT 11:12 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, 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 \$5,000 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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser’s default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 320893-1)

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

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

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

130256 (4-19,4-26,5-3)

LEGALS

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

ROBERT K. LEE
11707 Tradewind Terrace
Laurel, MD 20708

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-39102

Notice is hereby given this 4th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11707 Tradewind Terrace, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$327,795.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130218 (4-12,4-19,4-26)

ORDER OF PUBLICATION

Stearns Bank FBO Tax Certificate Consultants, Inc.
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093

Plaintiff

v.

Shirley Wingfield

2416 FORT DRIVE

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

2416 Fort Dr, Suitland, MD 21746, 6th (Sixth) Election District, described as follows: 8,793.0000 Sq.ft & Imps. Crosier Gardens- B Lot 14 Blk B Assmt \$164,667 Lib 04549 F1 469

In the Circuit Court for Prince George's County, Maryland In Equity Case Number: CAE 18-07809

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 2416 Fort Dr, Suitland, MD 21746 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

8,793.0000 Sq.ft & Imps. Crosier Gardens- B Lot 14 Blk B Assmt \$164,667 Lib 04549 F1 469

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 9th day of April, 2018 by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of June, 2018, and redeem the property 2416 Fort Dr, Suitland, MD 21746 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
130244 (4-19,4-26,5-3)

Announcement

Notice of Election

The City of District Heights, Maryland will hold an election for the purpose of electing a Mayor and two Commissioners, one from each, Ward I and Ward II.

The election will take place on:
Monday May 07, 2018
Polls Open: 10am to 8pm
E. Michael Roll Municipal Building-Gymnasium
2000 Marbury Drive
District Heights, MD 20747

The following candidates have been certified to run for office in the City of District Heights:

Mayor At-Large
Jack C. Sims - incumbent
Eddie L. Martin

Commissioner-Ward I
Anthony Tilghman

Commissioner-Ward II
Harryette Y. Irving - incumbent
Oscar L. Broadie, Jr.

130247 (4-19,4-26)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

TABITHA L. COLEY
12909 Gladys Retreat Circle
Bowie, MD 20720

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-31786

Notice is hereby given this 4th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12909 Gladys Retreat Circle, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$244,977.48.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130219 (4-12,4-19,4-26)

ORDER OF PUBLICATION

Stearns Bank FBO Tax Certificate Consultants, Inc.
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093

Plaintiff

v.

Edward D. Hintze
Susan M. Hintze

2625 HIGBEE ROAD

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

2625 Higbee Rd, Hyattsville, MD 20783, 21st (Twenty-First) Election District, described as follows: 6,801.0000 Sq.Ft & Imps. Buck Lodge Lot 6 Blk H Assmt \$177,800 Lib 16284 F1 305

In the Circuit Court for Prince George's County, Maryland In Equity Case Number: CAE 18-07810

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 2625 Higbee Rd, Hyattsville, MD 20783 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

6,801.0000 Sq.Ft & Imps. Buck Lodge Lot 6 Blk H Assmt \$177,800 Lib 16284 F1 305

The complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 9th day of April, 2018 by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of June, 2018, and redeem the property 2625 Higbee Rd, Hyattsville, MD 20783 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
130245 (4-19,4-26,5-3)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Regina Latham
12715 Old Chapel Road
Bowie, MD 20720

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-00087

Notice is hereby given this 4th day of April, 2018, 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 4th day of May, 2018, 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 4th day of May, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$258,400.00. The property sold herein is known as 12715 Old Chapel Road, Bowie, MD 20720.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130231 (4-12,4-19,4-26)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Jasmine Patricia Ramsay

AND

Geoffrey Palmore Ramsay

14902 Jensford Court
Bowie, MD 20721

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-10547

Notice is hereby given this 6th day of April, 2018, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of May, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 7th day of May, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$730,839.41. The property sold herein is known as 14902 Jensford Court, Bowie, MD 20721.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130232 (4-12,4-19,4-26)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Edward O'Neal Thompson

AND

Janel M. Thompson

7801 Klovstad Drive
Fort Washington, MD 20744

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-13246

Notice is hereby given this 10th day of April, 2018, 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 10th day of May, 2018, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 10th day of May, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$414,000.00. The property sold herein is known as 7801 Klovstad Drive, Fort Washington, MD 20744.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130246 (4-19,4-26,5-3)

LEGALS

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

MARIE HARVEY
4476 Blue Heron Way
Unit# 4476
Bladensburg, MD 20710

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-16756

Notice is hereby given this 4th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4476 Blue Heron Way, Unit# 4476, Bladensburg, MD 20710, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$102,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130220 (4-12,4-19,4-26)

NOTICE

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

Plaintiffs

vs.

James N. Sides

Defendant

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

CIVIL NO. CAEF 17-27823

ORDERED, this 3rd day of April, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11417 Bayard Drive, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of May, 2018 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 3rd day of May, 2018, next.

The report states the amount of sale to be \$267,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130215 (4-12,4-19,4-26)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Michael J. Torbert,
Personal Representative for the Estate of Cheryl A. Torbert
2415 Kenton Place
Temple Hills, MD 20748

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-01826

Notice is hereby given this 18th day of April, 2018, 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 18th day of May, 2018, 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 18th day of May, 2018.

The Report of Sale states the amount of the foreclosure sale price to be \$148,960.00. The property sold herein is known as 2415 Kenton Place, Temple Hills, MD 20748.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130339 (4-26,5-3,5-10)

NOTICE

IN THE MATTER OF:
ERIC CADE

FOR THE CHANGE OF NAME TO:
ERIC LEVI CADE

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-00374

A petition has been filed to change the name of ERIC CADE to ERIC LEVI CADE.

The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Maryland

130349 (4-26)

LEGALS

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees,
Plaintiffs

vs.

ARTHUR P. CUNNINGHAM
ETHEL CUNNINGHAM
7402 Kenstan Court
Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-31872

Notice is hereby given this 4th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7402 Kenstan Court, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of May, 2018.

The report states the purchase price at the Foreclosure sale to be \$292,000.00.

SYDNEY J. HARRISON
Clerk, Circuit Court for Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130221 (4-12,4-19,4-26)

NOTICE

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

Plaintiffs

vs.

Alexis Pasteur Trustee of the Pasteur Trust, Reginald Pasteur Successor trustee of the Pasteur Trust, Reginald L. Pasteur and Katrina L. Pasteur

Defendants

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

CIVIL NO. CAEF 17-21455

ORDERED, this 2nd day of April, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4308 Ridgcrest Drive, 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 2nd day of May, 2018 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 2nd day of May, 2018, next.

The report states the amount of sale to be \$145,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130171 (4-12,4-19,4-26)

NOTICE

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

Plaintiffs

vs.

Patricia Stanley

Defendant

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

CIVIL NO. CAEF 17-39066

ORDERED, this 18th day of April, 2018 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15535 North Oak Court, Bowie, Maryland 20716 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of May, 2018 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 May, 2018, next.

The report states the amount of sale to be \$162,000.00.

SYDNEY J. HARRISON
Clerk of the Circuit Court
Prince George's County, MD

True Copy—Test:
Sydney J. Harrison, Clerk
130338 (4-26,5-3,5-10)

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

LEGALS

ORDER OF PUBLICATION

Stearns Bank FBO Tax Certificate Consultants, Inc. c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 106 Timonium, Maryland 21093
Plaintiff
v.

Raymond T. Whittington
Lillian Whittington

108 IROQUOIS WAY

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

108 Iroquois Way, Forest Heights, Maryland 20745, Twelfth (12th) Election District, described as follows: All that lot of land and imps., 7,500.0000 Sq.Ft. & Imps. Forest Heights Lot 29 Blk O.

In the Circuit Court for Prince George's County, Maryland In Equity
Case Number: CAE 18-04346

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 108 Iroquois Way, Forest Heights, Maryland 20745 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps., 7,500.0000 Sq.Ft. & Imps. Forest Heights Lot 29 Blk O.

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

It is thereupon this 2nd day of April, 2018 by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of June, 2018, and redeem the property 108 Iroquois Way, Forest Heights, Maryland 20745 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
130172 (4-12,4-19,4-26)

ORDER OF PUBLICATION

Stearns Bank FBO Tax Certificate Consultants, Inc. c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 106 Timonium, Maryland 21093
Plaintiff
v.

Daryl Haile
Chiquina Haile

2431 SHADYSIDE AVENUE

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

2431 Shadyside Avenue, Suitland, Maryland 20746, Sixth (6th) Election District, described as follows: All that lot of land and imps., 7,108.0000 Sq.Ft. & Imps. Bradburt Park Lot 6 Blk K.

In the Circuit Court for Prince George's County, Maryland In Equity
Case Number: CAE 18-04347

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 2431 Shadyside Avenue, Suitland, Maryland 20746 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps., 7,108.0000 Sq.Ft. & Imps. Bradburt Park Lot 6 Blk K.

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

It is thereupon this 2nd day of April, 2018 by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of June,

2018, and redeem the property 2431 Shadyside Avenue, Suitland, Maryland 20746 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
130173 (4-12,4-19,4-26)

Shanta Ramson, Esquire
Ramson & Associates, LLC
4705 Sandy Spring Road
Burtonsville, MD 20866
301-438-1111

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ADEDIRE OLANREWAJU OS-OSANYA

Notice is given that Oluwaseyi Ayodele, whose address is 1702 Mallard Court, Upper Marlboro, MD 20772, was on March 30, 2018 appointed Personal Representative of the estate of Adedire Olanrewaju Ososanya, who died on December 17, 2015 without a will. There was a prior small estate proceeding

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 September, 2018.

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.

OLUWASEYI AYODELE
AKA ASHAYE
Personal Representative

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

Estate No. 104733
130235 (4-12,4-19,4-26)

PRINCE GEORGE'S
COUNTY GOVERNMENT

BOARD OF LICENSE
COMMISSIONERS

NOTICE OF
PUBLIC HEARING

NOTICE IS HEREBY GIVEN: Pursuant to the provisions of Section 4-406 of the Alcoholic Beverage Article a Protest against the 2018-2019 Renewal of the Class D, Beer License for t/a Pop's Seafood has been filed. A Protest Public Hearing will be held for the following licensed establishment.

t/a Pop's Seafood
Class D, Beer License
Pop's Seafood, Inc.
7437 Annapolis Road
Landover Hills, 20784
Miguel Canales, President

NOTICE IS HEREBY GIVEN: That the following establishments have filed for a Special Entertainment Permit pursuant to Section 26-1103 of the Alcoholic Beverage Article of the Annotated Code of Maryland:

t/a El Tejano Bar and Grill
Leo Andres, Inc.
Class B, Beer, Wine and Liquor
6847 New Hampshire Avenue
Takoma Park, 20912

And

Los Antojitos Mexican Grill
Vany, Inc.
Class B, Beer and Wine
9123 Riggs Road
Adelphi, 20783

A Public Hearing will be held on:

May 9, 2018
7:00 p.m.
9200 Basil Court
Room 410
Largo, Maryland 20774

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS
(LIQUOR CONTROL BOARD)

Attest:
Kelly Markomanolakis
Administrative Assistant
March 16, 2018

130248 (4-19,4-26)

ORDER OF PUBLICATION

Stearns Bank FBO Tax Certificate Consultants, Inc. c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 106 Timonium, Maryland 21093
Plaintiff
v.

Rida N. Azer, M.D., P.A.,
Employees Pension Plan

Rida N. Azer, M.D., P.A.,
Employees Pension Plan

5211 LANSING DRIVE

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

5211 Lansing Drive, Temple Hills, Maryland 20748, Ninth (9th) Election District, described as follows: All that lot of land and imps., 9,159.0000 Sw.Ft. & Imps. Westchester Lot 3 Blk P.

In the Circuit Court for Prince George's County, Maryland In Equity
Case Number: CAE 18-04348

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5211 Lansing Drive, Temple Hills, Maryland 20748 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps., 9,159.0000 Sw.Ft. & Imps. Westchester Lot 3 Blk P.

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

It is thereupon this 2nd day of April, 2018 by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of June, 2018, and redeem the property 5211 Lansing Drive, Temple Hills, Maryland 20748 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
130174 (4-12,4-19,4-26)

ORDER OF PUBLICATION

BEOR FUND 1, LLC
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014
Plaintiff
v.

C RON TROTMAN
AKA CHARLES RON TROTMAN

and

THELMA L FULCHER

and

J. VICTOR DICKEY, II

and

NANCY R. MCNEALY, TRUSTEE

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 4803 Rhode Island Ave., Hyattsville, MD 20781
Account Number: 16 1798644
Description: Lots 16.17 13,311.0000 Sq.Ft. & Imps. Cottage Square- Rh Assmt: \$221,100
Liber/Folio: 5128/331
Assessed To: Trotman C Ron

In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-04349

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

Property Address: 4803 Rhode Island Ave., Hyattsville, MD 20781
Account Number: 16 1798644
Description: Lots 16.17 13,311.0000 Sq.Ft. & Imps. Cottage Square- Rh

Assmt: \$221,100
Liber/Folio: 5128/331
Assessed To: Trotman C Ron

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

It is thereupon this 2nd day of April, 2018, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 27th day of April, 2018, warning all persons interested in the said properties to be and appear in this Court by the 5th day of June, 2018, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
130175 (4-12,4-19,4-26)

ORDER OF PUBLICATION

BEOR FUND 1, LLC
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014
Plaintiff
v.

CARL CHEW, JR.

and

THE STATE OF MARYLAND

and

SYDNEY J. HARRISON,
SUCESSOR TRUSTEE

and

PRINCE GEORGE'S COUNTY, MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 8000 Holly Ln., Clinton, MD 20735
Account Number: 09 0910299
Description: Poplar Hill Es Bates Acreage 2.0700 Acres Map 126 Grid A3 Par 095
Assmt: \$94,200
Liber/Folio: 35072/289
Assessed To: Chew Carl Jr.

In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-07834

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

Property Address: 8000 Holly Ln., Clinton, MD 20735
Account Number: 09 0910299
Description: Poplar Hill Es Bates Acreage 2.0700 Acres Map 126 Grid A3 Par 095
Assmt: \$94,200
Liber/Folio: 35072/289
Assessed To: Chew Carl Jr.

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

It is thereupon this 2nd day of April, 2018, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 27th day of April, 2018, warning all persons interested in the said properties to be and appear in this Court by the 5th day of June, 2018, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
130177 (4-12,4-19,4-26)

NOTICE

IN THE MATTER OF:
**Zabrina Stacia Andres
Derek Lance Wetzel**

FOR THE CHANGE OF
NAME TO:
**Zabrina Stacia Anzyl
Derek Lance Anzyl**

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 18-10810

A petition has been filed to change the name of Sabrina Stacia Andres to Sabrina Stacia Anzyl and Derek Lance Wetzel to Derek Lance Anzyl.

The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Maryland
130359 (4-26)

LEGALS

LEGALS

ORDER OF PUBLICATION

ENTERPRISE OFFICE PARK, INC.

Plaintiff
v.

ROOTS OF MANKIND
ROMWOOD SQUARE, LLC

and

SHIRLEY GRANT, Trustee

and

ERIC C. BROWN, Trustee

and

PRINCE GEORGE'S COUNTY, MD

and

ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY KNOWN AND DESCRIBED AS:

15201 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 30,046.00 Sq. Ft. & Imps., Sugar Hill Lot 5, Assmt. \$193,100, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237834

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-08454

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and being in Prince George's County, Maryland sold, either directly or via assignment, by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

15201 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 30,046.00 Sq. Ft. & Imps., Sugar Hill Lot 5, Assmt. \$193,100 Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237834.

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

It is thereupon this 9th day of April, 2018 by the Circuit Court for Prince George's County, Maryland;

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 12th day of June, 2018 and redeem the property known as 15209 Peerless Avenue or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
130241 (4-19,4-26,5-3)

ORDER OF PUBLICATION

BEOR FUND 1, LLC
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014
Plaintiff
v.

GREGORY WILSON

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 1211 Kings Grant Ct., Upper Marlboro, MD 20774
Account Number: 13 1518117
Description: 20,038.0000 Sq.Ft. Northampton Kings Lot 1 Blk A Assmt: \$56,600
Liber/Folio: 29243/608
Assessed To: Wilson Gregory

In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-06754

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

Property Address: 1211 Kings Grant Ct., Upper Marlboro, MD 20774
Account Number: 13 1518117
Description: 20,038.0000 Sq.Ft. Northampton Kings Lot 1 Blk A Assmt: \$56,600
Liber/Folio: 29243/608
Assessed To: Wilson Gregory

The Complaint states, among other

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

It is thereupon this 2nd day of April, 2018, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 27th day of April, 2018, warning all persons interested in the said properties to be and appear in this Court by the 5th day of June, 2018, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
130176 (4-12,4-19,4-26)

NOTICE

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

Anisha D. Graves
Defendant

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

CIVIL NO. CAEF 17-36964

ORDERED, this 3rd day of April, 2018 by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8903 Grandhaven Avenue, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al

LEGALS

**PRINCE GEORGE'S COUNTY
DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT
NOTICE OF FUNDING AVAILABILITY
HOME Investment Partnerships Program and Housing Investment
Trust Fund Spring 2018**

The Prince George's County Department of Housing & Community Development (DHCD) is pleased to announce a Notice of Funding Availability (NOFA) for the HOME Investment Partnerships Program (HOME) and Housing Investment Trust Fund (HITF) for the Spring 2018 Round. This NOFA is for the acquisition, new construction or rehabilitation of affordable and workforce multifamily rental housing opportunities.

Based on the Prince George's County Plan 2035: Adopted General Plan, DHCD has established the following set of Priorities to guide the award of competitive HOME and/or HITF Program funding:

- Preservation of Existing Affordable Housing;
- Targeting Affordable and Workforce Housing Projects Serving 40% to 80% of Area Median Income (AMI);
- Housing within Prince George's County's Transit Oriented Development (TOD) communities ;
- Housing within Prince George's County's Transforming Neighborhood Initiative Communities (TNI);
- Housing that promotes Greater Access to Opportunity, such as Schools, Transit and Close Proximity to Job Centers;
- Housing priorities and guidance in the "Prince George's County's 2035: Adopted General Plan;"
- Creation of new mixed-income quality Affordable and Workforce Housing; and
- Targeting Affordable and Workforce Housing Projects that include Sustainable Design, Energy Efficiency and Green Design Standards.

DHCD is seeking mixed-income (market rate and affordable units), mixed-tenure, mixed-finance and mixed-use development projects.

Funds may only be awarded to projects that demonstrate a gap in financing and a need for additional resources. The following represents the proposed funding available for this NOFA – Spring 2018 Round:

• HOME Investment Partnerships Program	\$2,868,490.00
• Housing Investment Trust Fund	\$2,333,917.00
Total:	\$5,202,407.00

Please see the announcement for further details on general instructions, project eligibility, and application process and requirements. The proposed applications will be evaluated and scored in accordance with DHCD's project evaluation criteria and underwriting requirements.

The following will be considered during this funding round:

- Requests for Prince George's County HOME Investment Partnerships Program and/or Housing Investment Trust Fund loan funds in an amount up to \$2,000,000 per project not to exceed a 20% investment in total project cost.

Applications will be available on Thursday, April 26, 2018. The applications for HOME and/or HITF funds can be obtained from the Prince George's County Department of Housing and Community Development, Housing Development Division, 9200 Basil Court, Suite 306, Largo, Maryland, 20774 or by calling (301) 883-5570, or through DHCD's website at <https://www.princegeorgescountymd.gov/1061/Public-Notices>

- **Completed applications must be received by Friday, June 1, 2018, no later than 5:00 p.m. EDT at the above address.**

DHCD will sponsor a Pre-Proposal Conference as follows:

DATE: Thursday, May 3, 2018
TIME: 10AM – 12 noon
PLACE: 9200 Basil Court
2nd Floor Conference Room
Largo, Maryland 20774

Interested participants are asked to R.S.V.P. by contacting the DHCD office by 5:00 p.m. EDT, **Tuesday, May 1, 2018** on 301-883-5570 or via email at: lstaylor@co.pg.md.us.

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

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

By Authority of:

Eric C. Brown, Director
Department of Housing and Community Development
9200 Basil Court, Suite 500, Largo, Maryland 20774
Date: April 26, 2018

130376

(4-26)

LEGALS

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

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

**12314 QUINTETTE LANE
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Zenobia Twitty, dated November 14, 2016 and recorded in Liber 39190, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$364,917.00, and an original interest rate of 3.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 8, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$38,300.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130265

(4-19,4-26,5-3)

LEGALS

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

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

**9701 OLD ALLENTOWN ROAD
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from James W. Barnett and Leslie Barnett, dated January 4, 2012, and recorded in Liber 33259 at folio 377 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

**MAY 8, 2018
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 17-602900)

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

130279

(4-19,4-26,5-3)

LEGALS

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

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

**6134 BRANDYHALL COURT
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Reginald Strother, dated December 16, 2009 and recorded in Liber 31360, Folio 219, and re-recorded at Liber 39426, Folio 567 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$135,531.00, and an original interest rate of 5.500%, 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 **MAY 8, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$13,500.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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 assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130266

(4-19,4-26,5-3)

LEGALS

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

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

**14001 DUCKETT ROAD
BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from Michael A. Grossnickle Jr., dated November 26, 2012, and recorded in Liber 34196 at folio 113 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

**MAY 8, 2018
AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 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 # 17-603669)

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

130280

(4-19,4-26,5-3)

The
Prince
George's
Post
Newspaper
Call
301-627-0900
or
Fax
301-627-6260

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7303 HAVRE TURN
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Vanessa C. Shaw and Kevin T. Holley, dated August 3, 2001 and recorded in Liber 14902, Folio 589 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$96,425.00, 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 MAY 15, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$8,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130318 (4-26,5-3,5-10)

NOTICE

NOTICE

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

Plaintiffs

Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

vs.

Substitute Trustees, Plaintiffs

Kevin G. Madden Sr

Defendant

MARY M. FRANKLIN 2905 Northern Dancer Road Bowie, MD 20721

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-33814

ORDERED, this 12th day of April, 2018, by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9903 Greenspire Way, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of May, 2018 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 May, 2018, next. The report states the amount of sale to be \$160,000.00.

SYDNEY J. HARRISON Clerk of the Circuit Court Prince George's County, MD True Copy--Test: Sydney J. Harrison, Clerk

130288 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

14034 VISTA DRIVE, UNIT 106A
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Michelle Kibunja, dated April 8, 2009 and recorded in Liber 30628, Folio 219 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$144,500.00, and an original interest rate of 4.000%, 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 MAY 15, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$14,200.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130319 (4-26,5-3,5-10)

NOTICE

Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

vs.

Substitute Trustees, Plaintiffs

ANNA MAE HESS 4320 Newton Street Brentwood, MD 20722

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-00073

Notice is hereby given this 12th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4320 Newton 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 14th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of May, 2018. The report states the purchase price at the Foreclosure sale to be \$163,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy--Test: Sydney J. Harrison, Clerk

130292 (4-19,4-26,5-3)

NOTICE

Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

vs.

Substitute Trustees, Plaintiffs

MARSHA B. CLARKE-EVERETT 9400 Croom Acres Drive Upper Marlboro, MD 20772

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-33848

Notice is hereby given this 12th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9400 Croom Acres Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of May, 2018. The report states the purchase price at the Foreclosure sale to be \$315,341.02.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy--Test: Sydney J. Harrison, Clerk

130293 (4-19,4-26,5-3)

NOTICE

IN THE MATTER OF: Semaj Monroe Davis

FOR THE CHANGE OF NAME TO: Semaj Dion Brown-Graham

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-10803

A petition has been filed to change the name of (Minor Child(ren)) Semaj Monroe Davis to Semaj Dion Brown-Graham. The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 130340 (4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2705 LIME STREET
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Dustin Davis, dated June 19, 2007 and recorded in Liber 28211, Folio 184 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,000.00, and an original interest rate of 3.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MAY 1, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$27,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey, Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130205 (4-12,4-19,4-26)

NOTICE

Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

vs.

Substitute Trustees, Plaintiffs

BARBARA WARNER 1836 Metzertott Road Unit T-11 Adelphi ARTA Hyattsville, MD 20783

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-33841

Notice is hereby given this 12th day of April, 2018, 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 T-11, Adelphi ARTA 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 14th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of May, 2018. The report states the purchase price at the Foreclosure sale to be \$31,000.00.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy--Test: Sydney J. Harrison, Clerk

130294 (4-19,4-26,5-3)

NOTICE

Carrie M. Ward, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852

vs.

Substitute Trustees, Plaintiffs

MARY HARRIS BAROOK HARRIS 9001 Wipkey Court Bowie, MD 20720

vs.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-01658

Notice is hereby given this 12th day of April, 2018, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9001 Wipkey Court, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of May, 2018, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of May, 2018. The report states the purchase price at the Foreclosure sale to be \$728,873.99.

SYDNEY J. HARRISON Clerk, Circuit Court for Prince George's County, MD True Copy--Test: Sydney J. Harrison, Clerk

130295 (4-19,4-26,5-3)

NOTICE

IN THE MATTER OF: Waken Shareef Ali Edwards

FOR THE CHANGE OF NAME TO: Waken Shareef Ali Edwards

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-10775

A petition has been filed to change the name of Waken Shareef Ali Edwards to Waken Shareef Ali Edwards. The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 130357 (4-26)

NOTICE

IN THE MATTER OF: Cheyenne Jonique Moreland

FOR THE CHANGE OF NAME TO: Cheyenne Jonique Antwine

In the Circuit Court for Prince George's County, Maryland Case No. CAE 18-10974

A petition has been filed to change the name of Cheyenne Jonique Moreland to Cheyenne Jonique Antwine. The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison Clerk of the Circuit Court for Prince George's County, Maryland 130360 (4-26)

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FAX: 301-627-6260

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4625 DEEPWOOD CT., UNIT # 111 D
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated September 17, 2002 and recorded in Liber 16764, Folio 38 among the Land Records of Prince George's County, MD, with an original principal balance of \$147,321.50, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MAY 15, 2018 AT 11:08 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as follows: UNIT 111 D, IN BUILDING 17, IN A HORIZONTAL OR CONDOMINIUM REGIME ENTITLED, "PHASE XXXIX, GLENSFORD CONDOMINIUM", AS PER PLATS THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN CONDOMINIUM PLAT BOOK VJ 176, AT PLATS 39 THROUGH 43, BOTH INCLUSIVE; ESTABLISHED PURSUANT TO THE PROVISIONS OF TITLE 11, SECTION 11-01 ET SQ. OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981 VOL. AND 1986 SUPP. AND AMENDMENTS THERETO; AND PURSUANT TO THE PROVISIONS OF DECLARATION AND BY-LAWS MADE BY THE ARTERY ORGANIZATION, INC. A MARYLAND CORPORATION, RECORDED MAY 2, 1986 IN LIBER 6957, FOLIOS 583-617, AND AMENDMENTS THERETO. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS OF SAID REGIME IN ACCORDANCE WITH SAID DECLARATION AND BY-LAWS AS MAY BE AMENDED OR REVISED FROM TIME TO TIME. BEING IN THE 13th 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 \$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. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. (Matter No. 165166-1)

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

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

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

130311

(4-26,5-3,5-10)

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LEGALS

ORDER OF PUBLICATION

ENTERPRISE OFFICE PARK, INC.

Plaintiff

ROOTS OF MANKIND
ROMWOOD SQUARE, LLC

and

SHIRLEY GRANT, Trustee

and

ERIC C. BROWN, Trustee

and

PRINCE GEORGE'S COUNTY, MD

and

ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY KNOWN AND DESCRIBED AS:

15207 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 20,000.00 Sq. Ft. & Imps., Sugar Hill Lot 2, Assmt. \$205,500, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237800

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-08429**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and being in Prince George's County, Maryland sold, either directly or via assignment, by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

15207 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 20,000.00 Sq. Ft. & Imps., Sugar Hill Lot 2, Assmt. \$205,500, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237800.

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

It is thereupon this 16th day of April, 2018 by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 19th day of June, 2018 and redeem the property known as 15209 Peerless Avenue or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
130300 (4-26,5-3,5-10)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ANGELA LOGAN THOMAS
AKA: ANGELA P LOGAN THOMAS,
ANGELA R THOMAS

Notice is given that Charles C Thomas, whose address is 5905 Cable Avenue, Suitland, MD 20746, was on April 18, 2018 appointed Personal Representative of the estate of Angela Logan Thomas, who died on April 30, 2017 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.

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.

CHARLES C THOMAS
Personal Representative

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

Estate No. 108830

130384 (4-26,5-3,5-10)

ORDER OF PUBLICATION

ENTERPRISE OFFICE PARK, INC.

Plaintiff

ROOTS OF MANKIND
ROMWOOD SQUARE, LLC

and

SHIRLEY GRANT, Trustee

and

ERIC C. BROWN, Trustee

and

PRINCE GEORGE'S COUNTY, MD

and

ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY KNOWN AND DESCRIBED AS:

15205 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 25,021.00 Sq. Ft. & Imps., Sugar Hill Lot 3, Assmt. \$205,900, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237818

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-08430**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and being in Prince George's County, Maryland sold, either directly or via assignment, by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

15205 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 25,021.00 Sq. Ft. & Imps., Sugar Hill Lot 3, Assmt. \$205,900, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237818.

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

It is thereupon this 16th day of April, 2018 by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 19th day of June, 2018 and redeem the property known as 15209 Peerless Avenue or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
130302 (4-26,5-3,5-10)

ORDER OF PUBLICATION

ENTERPRISE OFFICE PARK, INC.

Plaintiff

ROOTS OF MANKIND
ROMWOOD SQUARE, LLC

and

SHIRLEY GRANT, Trustee

and

ERIC C. BROWN, Trustee

and

PRINCE GEORGE'S COUNTY, MD

and

ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY KNOWN AND DESCRIBED AS:

15209 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 20,000.00 Sq. Ft. & Imps., Sugar Hill Lot 1, Assmt. \$205,500, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237792

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-08428**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and being in Prince George's County, Maryland sold, either directly or via assignment, by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

15209 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 20,000.00 Sq. Ft. & Imps., Sugar Hill Lot 1, Assmt. \$205,500, Liber 31890, Folio 108 and assessed to Roots of Mankind

LEGALS

Romwood Sq. LLC under Account No. 0237792.

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

It is thereupon this 16th day of April, 2018 by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 19th day of June, 2018 and redeem the property known as 15209 Peerless Avenue or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
130303 (4-26,5-3,5-10)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duval Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 05/11/2018. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#8794, 2003 NISSAN ALTIMA
VIN#1N4AL11D93C180476
AA AUTO SERVICE CENTER
3501 POHANKA PL
TEMPLE HILLS

LOT#8804, 2007 FORD E 150
VIN#1FTNE14W37DB48125
SAVCO AUTO / DLT INC
1701 EAST JOPPAR RD
BALTIMORE

LOT#8807, 2005 CHRYSLER SEBRING
VIN#1C3AL66R25N613207
CORTEZ BUTLER
11248 SAN DOMINGO RD
MARDELA SPRINGS

LOT#8809, 2016 TOYOTA CAMRY
VIN#4T1BF1FK6G218187
BUTCH'S AUTO BODY & PAINTING
620 RITCHIE RD
CAPITAL HEIGHTS

LOT#8810, 2004 FORD F 150
VIN#1FTRF14W94NC66801
CLINTON CYCLES
6709 OLD BRANCH AVE
CAMP SPRINGS

LOT#8778 1973 PEARSON 30'
HULL# 262
USCD# 557414
ROCKHOLD CREEK MARINA
453 DEALE RD
DEALE

LOT#8801 1972 CAL 29'
MD#7272 CE
HULL#MDZ51366F072
MARYLAND MARINA
3501 RED ROSE FARM RD
BALTIMORE

LOT#8803 1977 CATALINA 21' 6'
MD# 6787 AD
HULL # 6823
MARYLAND MARINA
3501 RED ROSE FARM RD
BALTIMORE

**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**

130377 (4-26,5-3)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
SHIRLEY MAZIE ELLER
Estate No.: 109409**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Charlotte A. Kutylba for judicial probate of the copy of the will dated 06/20/2017 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on May 22, 2018 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 20773-1729

130373 (4-26,5-3)

ORDER OF PUBLICATION

ENTERPRISE OFFICE PARK, INC.

Plaintiff

ROOTS OF MANKIND
ROMWOOD SQUARE, LLC

and

SHIRLEY GRANT, Trustee

and

ERIC C. BROWN, Trustee

and

PRINCE GEORGE'S COUNTY, MD

and

ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY KNOWN AND DESCRIBED AS:

15206 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 21,123.00 Sq. Ft. & Imps., Sugar Hill Lot 9, Assmt. \$205,600, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237875

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-10556**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and being in Prince George's County, Maryland sold, either directly or via assignment, by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

15206 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 21,123.00 Sq. Ft. & Imps., Sugar Hill Lot 9, Assmt. \$205,600, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237875.

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

It is thereupon this 16th day of April, 2018 by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 19th day of June, 2018 and redeem the property known as 15209 Peerless Avenue or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
130304 (4-26,5-3,5-10)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
CLIFFORD SAMUEL LEE
Estate No.: 109387**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas Caldwell, Jr. for judicial probate of the copy of the will dated 05/18/1984 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on May 23, 2018 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 20773-1729

130374 (4-26,5-3)

NOTICE

IN THE MATTER OF:
RUHAMA-KELELEW ASSEFA

FOR THE CHANGE OF NAME TO:
GALILA KELELEW ASSEFA

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 18-10792**

A petition has been filed to change the name of (Minor Child(ren)) RUHAMA-KELELEW ASSEFA to GALILA KELELEW ASSEFA.

The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Maryland

130341 (4-26)

LEGALS

ORDER OF PUBLICATION

ENTERPRISE OFFICE PARK, INC.
Plaintiff
v.
ROOTS OF MANKIND
ROMWOOD SQUARE, LLC
and
SHIRLEY GRANT, Trustee
and
ERIC C. BROWN, Trustee
and
PRINCE GEORGE'S COUNTY, MD
and
ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY KNOWN AND DESCRIBED AS:

15204 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 23,875.00 Sq. Ft. & Imps., Sugar Hill Lot 8, Assmt. \$192,500, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237867

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-10555**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and being in Prince George's County, Maryland sold, either directly or via assignment, by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

15204 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 23,875.00 Sq. Ft. & Imps., Sugar Hill Lot 8, Assmt. \$192,500, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237867.

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

It is thereupon this 16th day of April, 2018 by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 19th day of June, 2018 and redeem the property known as 15209 Peerless Avenue or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encumbrances.

SYDNEY J. HARRISON
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Sydney J. Harrison, Clerk
130305 (4-26,5-3,5-10)

ORDER OF PUBLICATION

ENTERPRISE OFFICE PARK, INC.
Plaintiff
v.

ROOTS OF MANKIND
ROMWOOD SQUARE, LLC
and
SHIRLEY GRANT, Trustee
and
ERIC C. BROWN, Trustee
and
PRINCE GEORGE'S COUNTY, MD
and
ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY KNOWN AND DESCRIBED AS:

15203 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 26,305.00 Sq. Ft. & Imps., Sugar Hill Lot 4, Assmt. \$192,800, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237826

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-08431**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and being in Prince George's County, Maryland sold, either directly or via assignment, by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

15203 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 26,305.00 Sq. Ft. & Imps., Sugar Hill Lot 4, Assmt. \$192,800, Liber 31890, Folio 108 and assessed to Roots of Mankind

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-10784**

A petition has been filed to change the name of Kal Tesfay to Kal Tesfay Berhane.

15203 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 26,305.00 Sq. Ft. & Imps., Sugar Hill Lot 4, Assmt. \$192,800, Liber 31890, Folio 108 and assessed to Roots of Mankind

Defendants

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**13103 VICAR WOODS LANE
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Floyd Wilson, Jr. and Dorothy L. Wilson, dated March 30, 2010 and recorded in Liber 31621, Folio 50 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$742,418.00, 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 **MAY 15, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$68,200.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefeey, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130324 (4-26,5-3,5-10)

LEGALS

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

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF NORMA C BOYD
AKA: NORMA BOYD**

Notice is given that Karlene Pitkevits, whose address is 9431 Fairhaven Avenue, Upper Marlboro, MD 20772, was on April 2, 2018 appointed personal representative of the small estate of Norma C Boyd who died on March 17, 2018 with a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file 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 claims will be barred unless the creditor presents the claim 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.

KARLENE PITKEVITS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 109701

130368 (4-26)

LEGALS

ORDER OF PUBLICATION

ENTERPRISE OFFICE PARK, INC.
Plaintiff
v.

ROOTS OF MANKIND
ROMWOOD SQUARE, LLC
and
SHIRLEY GRANT, Trustee
and
ERIC C. BROWN, Trustee
and
PRINCE GEORGE'S COUNTY, MD
and
ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY KNOWN AND DESCRIBED AS:

15200 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 37,838.00 Sq. Ft. & Imps., Sugar Hill Lot 6, Assmt. \$195,900, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237842

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-08456**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and being in Prince George's County, Maryland sold, either directly or via assignment, by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

15200 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 50,465.00 Sq. Ft. & Imps., Sugar Hill Lot 7, Assmt. \$194,900, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237859

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-08455**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and being in Prince George's County, Maryland sold, either directly or via assignment, by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

15202 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 50,465.00 Sq. Ft. & Imps., Sugar Hill Lot 7, Assmt. \$194,900, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237859.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-08455**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and being in Prince George's County, Maryland sold, either directly or via assignment, by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

15202 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 50,465.00 Sq. Ft. & Imps., Sugar Hill Lot 7, Assmt. \$194,900, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237859.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-10555**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and being in Prince George's County, Maryland sold, either directly or via assignment, by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

15204 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 23,875.00 Sq. Ft. & Imps., Sugar Hill Lot 8, Assmt. \$192,500, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237867.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-10555**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and being in Prince George's County, Maryland sold, either directly or via assignment, by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

15204 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 23,875.00 Sq. Ft. & Imps., Sugar Hill Lot 8, Assmt. \$192,500, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237867.

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No.: CAE 18-10555**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and being in Prince George's County, Maryland sold, either directly or via assignment, by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

15204 Peerless Avenue, Upper Marlboro, Maryland 20772, Marlboro 3rd Election District, described as 23,875.00 Sq. Ft. & Imps., Sugar Hill Lot 8, Assmt. \$192,500, Liber 31890, Folio 108 and assessed to Roots of Mankind Romwood Sq. LLC under Account No. 0237867.

Defendants

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**9808 47TH PLACE, APT 305
 COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust from Robert Seward, dated March 29, 2013 and recorded in Liber 35161, Folio 430 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$143,100.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 1, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$14,300.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
 Substitute Trustees

Mid-Atlantic Auctioneers, LLC
 305 West Chesapeake Avenue, Suite 105
 Towson, MD 21204
 (410) 825-2900 www.mid-atlanticauctioneers.com

130207 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**11354 CHERRY HILL ROAD, UNIT 302
 BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Paquita T. Wiggins, dated April 7, 2004 and recorded in Liber 19566, Folio 694 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on February 22, 2012 in the Land Records of Prince George's County at Liber No. 33381, Folio 38, with an original principal balance of \$108,000.00, 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 **MAY 1, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$8,100.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
 Substitute Trustees

Mid-Atlantic Auctioneers, LLC
 305 West Chesapeake Avenue, Suite 105
 Towson, MD 21204
 (410) 825-2900 www.mid-atlanticauctioneers.com

130208 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1406 MADISON STREET
 HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Gerber Ernesto Romero Carranza and Lizbeth A. Lopez, dated December 12, 2013 and recorded in Liber 35519, Folio 617 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$248,417.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 1, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$26,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
 Substitute Trustees

Mid-Atlantic Auctioneers, LLC
 305 West Chesapeake Avenue, Suite 105
 Towson, MD 21204
 (410) 825-2900 www.mid-atlanticauctioneers.com

130209 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**3203 STONESBORO ROAD
 FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Ranjit V. Edwards, dated March 16, 2007, and recorded in Liber 27891 at folio 642 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

**MAY 1, 2018
 AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$56,000.00 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 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 # 2013-42372)

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

130212 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**7414 LONGBRANCH DRIVE
 HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Reginald G Johnson and Cynthia M Johnson, dated April 15, 1999, and recorded in Liber 13003 at folio 001 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

**MAY 1, 2018
 AT 9:32 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 5.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, 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 # 15-613096)

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

130213 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**4302 73RD AVENUE
 HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Brittany Clyatt, dated March 24, 2015, and recorded in Liber 36984 at folio 263 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

**MAY 15, 2018
 AT 9:33 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 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 # 18-600136)

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

130315 (4-26,5-3,5-10)

LEGALS

Edward T. Love
Ortman, Love & Huckabay
4816 Moorland Lane
Bethesda, Maryland 20814
301-986-9030

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIRGIL C. WINCHELL

Notice is given that Edward T. Love, whose address is 4816 Moorland Lane, Bethesda, MD 20814, was on April 12, 2018 appointed Personal Representative of the estate of Virgil C. Winchell who died on March 29, 2018 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 12th day of October, 2018.

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.

EDWARD T. LOVE
Personal Representative

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM F MCCOWAN
AKA: WILLIAM FRANKLIN MCCOWAN

Notice is given that William McCowan, whose address is 37509 Mahogany Street, Ocean View, DE 19970, was on April 10, 2018 appointed Personal Representative of the estate of William F McCowan who died on March 31, 2018 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of October, 2018.

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

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

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

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

WILLIAM MCCOWAN
Personal Representative

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

Estate No. 109787
130297 (4-19,4-26,5-3)

Estate No. 109820

130301 (4-19,4-26,5-3)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, Maryland 20852
Telephone 301-738-7657
Telecopier 301-424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as

12607 Prestwick Drive, Ft. Washington, MD 20744

By virtue of the power and authority contained in a Deed of Trust from CAROL A. GAINES and ROBERT M. GAINES, dated November 19, 2008 and recorded in Liber 30218 at Folio 409 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, MAY 4, 2018
AT 3:05 P.M.

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

Lot numbered Six (6) in Block lettered "H" in the subdivision known as "Plat Two, Section Ten, Block H and Parts of Blocks I and J, Tantallon on the Potomac", as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 71 at Plat 48. Being in the 5th Election District.

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

TERMS OF SALE: A deposit of \$22,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.75% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number #A00116

130277 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**5807 JUSTINA DRIVE
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Marionette King, dated January 21, 2009, and recorded in Liber 30341 at folio 001 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

MAY 1, 2018
AT 9:34 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 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 # 15-618218)

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

130238 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12806 ARYA DRIVE
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust from Sarah Appiah, dated March 4, 2016 and recorded in Liber 38038, Folio 55 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$635,937.00, and an original interest rate of 3.375%, 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 **MAY 15, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$68,500.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130320 (4-26,5-3,5-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**6817 FOREST TERRACE
HYATTSVILLE, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Tamara I Guest, dated August 6, 2010, and recorded in Liber 32317 at folio 006 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

MAY 8, 2018
AT 9:35 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 16-600641)

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

130286 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3113 LAVALL COURT
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Gideon L. Momoh and Vera S. Momoh, dated November 12, 2013 and recorded in Liber 35475, Folio 503 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,019.00, and an original interest rate of 4.375%, 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 **MAY 15, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$27,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130321 (4-26,5-3,5-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5806 SHOSHONE DRIVE
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Dipo Kalejaiye and Olajumoke S. Kalejaiye, dated March 10, 2006 and recorded in Liber 24909, Folio 496 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 4.000%, 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 **MAY 1, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$14,800.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130206 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9200 EDWARDS WAY, UNIT 1217
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Patricia Bolling, dated August 5, 2008 and recorded in Liber 30752, Folio 350 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$115,500.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 8, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$9,600.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130267 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6209 PRINCESS GARDEN PKWY
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust from Agnes M. Gaither, and Alisa Kobrinetz Chernack, Esq., Guardian of the Property of Agnes M. Gaither, dated April 18, 2005 and recorded in Liber 22666, Folio 79 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$303,200.00, and an original interest rate of 3.625%, 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 **MAY 8, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$31,700.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130269 (4-19,4-26,5-3)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSE MARIE MILLER

Notice is given that Margaret Keating, whose address is 4098 Channel Lane, Chincoteague, VA 23326, was on April 18, 2018 appointed Personal Representative of the estate of Rose Marie Miller who died on March 26, 2018 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of October, 2018.

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.

MARGARET KEATING
Personal Representative

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

Estate No. 109855
130381 (4-26,5-3,5-10)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MILDRED VARNER

Notice is given that Maria Varner, whose address is 3607 Cousins Drive, Springdale, MD 20774, was on April 20, 2018 appointed Personal Representative of the estate of Mildred Varner, who died on January 2, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of October, 2018.

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.

MARIA VARNER
Personal Representative

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

Estate No. 109918
130383 (4-26,5-3,5-10)

LEGALS

NOTICE

IN THE MATTER OF:
Britney Jimena Barrientos
Jessy Analia Barrientos
Vanessa Kaoru Barrientos

FOR THE CHANGE OF NAME TO:
Britney Jimena Caceres Barrientos
Jessy Analia Caceres Barrientos
Vanessa Kaoru Caceres Barrientos

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 18-09407

A petition has been filed to change the name of (Minor Child(ren)) Britney Jimena Barrientos to Britney Jimena Caceres Barrientos, Jessy Analia Barrientos to Jessy Analia Caceres Barrientos, and Vanessa Kaoru Barrientos to Vanessa Kaoru Caceres Barrientos. The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Maryland
130347 (4-26)

NOTICE

IN THE MATTER OF:
Richard Glenn Barrett

FOR THE CHANGE OF NAME TO:
'Rihor Ikuenobe Osolease

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 18-08772

A petition has been filed to change the name of Richard Glenn Barrett to 'Rihor Ikuenobe Osolease. The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Maryland
130350 (4-26)

NOTICE

IN THE MATTER OF:
Davienne Jordan Grogan

FOR THE CHANGE OF NAME TO:
Haylee Brie Grogan

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 18-09055

A petition has been filed to change the name of Davienne Jordan Grogan to Haylee Brie Grogan. The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Maryland
130351 (4-26)

NOTICE

IN THE MATTER OF:
Shareef Rashad Aleem

FOR THE CHANGE OF NAME TO:
Keith Bailey

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 18-09785

A petition has been filed to change the name of Shareef Rashad Aleem to Keith Bailey. The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Maryland
130354 (4-26)

NOTICE

IN THE MATTER OF:
Mildred Biomah Rogers

FOR THE CHANGE OF NAME TO:
Mildred Boima Rogers

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 18-09635

A petition has been filed to change the name of Mildred Biomah Rogers to Mildred Boima Rogers. The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Maryland
130352 (4-26)

LEGALS

NOTICE

IN THE MATTER OF:
Hamer Junior Jones

FOR THE CHANGE OF NAME TO:
Harmon Jones

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 18-09818

A petition has been filed to change the name of Hamer Junior Jones to Harmon Jones. The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Maryland
130355 (4-26)

NOTICE

IN THE MATTER OF:
Kimberly Aracely Orellana

FOR THE CHANGE OF NAME TO:
Kimberly Aracely Lopez Ortiz

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 18-09773

A petition has been filed to change the name of Kimberly Aracely Orellana to Kimberly Aracely Lopez Ortiz. The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Maryland
130353 (4-26)

NOTICE

IN THE MATTER OF:
Razia N. Sebuliba-Olusegun

FOR THE CHANGE OF NAME TO:
Razia N. Sebuliba

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 18-10318

A petition has been filed to change the name of Razia N. Sebuliba-Olusegun to Razia N. Sebuliba. The latest day by which an objection to the petition may be filed is May 14, 2018.

Sydney J. Harrison
Clerk of the Circuit Court for Prince George's County, Maryland
130356 (4-26)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**5901 GRENFELL LOOP
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Eugene J. Wilson and Muriel P. Carr Wilson, dated May 23, 2007 and recorded in Liber 27948, Folio 025 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$335,000.00, and an original interest rate of 4.163%, 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 **MAY 8, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130270 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**5761 SUTLAND ROAD
SUTLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from Kia Everett, dated April 29, 2014 and recorded in Liber 36000, Folio 253 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on July 12, 2016 in the Land Records of Prince George's County at Liber No. 38370, Folio 192, with an original principal balance of \$161,790.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 8, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130271 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8806 ADMIRAL DRIVE
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust from Bridget A. Chiagoro and Olakunle Ojo, dated November 16, 2007 and recorded in Liber 29371, Folio 072 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$357,000.00, and an original interest rate of 3.000%, 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 **MAY 8, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130272 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**1709 ARCADIA AVENUE
CAPITAL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Estate of Richard A Knight and Estate of Catherine D Knight, dated April 15, 2009, and recorded in Liber 30690 at folio 549 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

**MAY 1, 2018
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 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 # 17-603101)

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

130211 (4-12,4-19,4-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**4206 LIMEKILN DRIVE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Cassandra L Stoddard, dated August 6, 2007, and recorded in Liber 28577 at folio 565 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

**MAY 8, 2018
AT 9:33 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 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 # 16-600739)

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

130281 (4-19,4-26,5-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**5816 FALKLAND PLACE
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Asja Butler, dated August 5, 2011, and recorded in Liber 32913 at folio 614 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

**MAY 8, 2018
AT 9:34 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$10,000.00 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 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 # 16-600116)

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

130285 (4-19,4-26,5-3)

LEGALS

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

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

**2734 CRESTWICK PLACE
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Janice Jones, dated December 4, 2015 and recorded in Liber 37790, Folio 648 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$198,831.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 8, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,200.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130273 (4-19-4-26-5-3)

N DAVID ETOKEBE
Maryland Trade Center III
7501 Greenway Center Dr
Suite 450
Greenbelt, MD 20770
301-982-3434

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGARET LOUISE
MALBON-REDDIX**

Notice is given that Lesel Malbon III, whose address is 5405 13th Avenue, Hyattsville, MD 20782, was on April 19, 2018 appointed Personal Representative of the estate of Margaret Louise Malbon-Reddix, who died on March 15, 2018 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of October, 2018.

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.

LESSEL MALBON III
Personal Representative

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

Estate No. 109908

130382 (4-26-5-3,5-10)

LEGALS

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

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

**15704 CHESWICKE LANE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Robin C. Mitchell and Ricky Mitchell, dated September 12, 2006 and recorded in Liber 27208, Folio 616 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$665,500.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 8, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$85,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130274 (4-19-4-26-5-3)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM J WESTON**

Notice is given that Sandra Ford, whose address is 1707 Eallystockert Road, Charleston, SC 29414, was on April 20, 2018 appointed Personal Representative of the estate of William J Weston who died on September 29, 2017 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of October, 2018.

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.

SANDRA FORD
Personal Representative

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

Estate No. 109071

130379 (4-26-5-3,5-10)

LEGALS

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

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

**4006 LAWRENCE STREET
BRENTWOOD, MD 20722**

Under a power of sale contained in a certain Deed of Trust from Bobby Gene Gibbs and Darlene Gibbs, dated August 23, 2007 and recorded in Liber 28622, Folio 321 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$224,172.59, and an original interest rate of 1.460%, 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 **MAY 8, 2018 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.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 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. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 without interest. 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, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

130275 (4-19-4-26-5-3)

LEGALS

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

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

**6417 98TH AVENUE
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Alicia D Jackson and Clayton T Jackson III, dated December 15, 2009, and recorded in Liber 31457 at folio 001 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

**MAY 15, 2018
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 2013-36380)

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

130313 (4-26-5-3,5-10)

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