

LEGALS**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from MING LIM to Wyndham Vacation Resorts, Inc., dated August 14, 2016, and recorded November 15, 2016, in Liber 38729 at folio 408 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 04, 2018, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**FEBRUARY 27, 2019
AT 11:00A.M.**

One 305,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 305,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

133108 (2-7,2-14,2-21)

LEGALS**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from ALBERT GENE REAGIN to Wyndham Vacation Resorts, Inc., dated September 26, 2010, and recorded December 03, 2010, in Liber 32220 at folio 475 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 04, 2018, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**FEBRUARY 27, 2019
AT 11:00A.M.**

One 1,124,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/an Annual Ownership Interest and has been allocated 1,124,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

133109 (2-7,2-14,2-21)

LEGALS**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from ELIZABETH V BARRER to Wyndham Vacation Resorts, Inc., dated February 27, 2012, and recorded May 17, 2012, in Liber 33620 at folio 643 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 04, 2018, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**FEBRUARY 27, 2019
AT 11:00 A.M.**

One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 105,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

133110 (2-7,2-14,2-21)

The Prince George's Post

IT PAYS TO ADVERTISE!

Call Brenda Boice at 301-627-0900

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,
v.
JENNA PROPERTIES LLC
Park Place Professional Center
Condo
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
5835 ALLENTOWN RD, CONDO
UNIT: 25, SUTTLAND, MD 20746,
Parcel No. 06-0446781

ANY UNKNOWN OWNER OF
THE PROPERTY 5835 ALLEN-
TOWN RD, CONDO UNIT: 25,
SUTTLAND, MD 20746 Parcel No.
06-0446781, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest
Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 18-43711

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0446781 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BLDG 7 UNIT 25, 5,763.0000 SQ.FT. & IMPS. PARK PLACE PROFESS

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

It is thereupon this 22nd day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 26th day of March 2019, and redeem the property with Parcel Identification Number 06-0446781 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133028 (1-31,2-7,2-14)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.
HARNETTA WILLIAMS
JANELLE WILLIAMS
3335 Huntley Square Drive
Unit C-1
Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-12326

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3335 Huntley Square Drive, Unit C-1, 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 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019.

The report states the purchase price at the Foreclosure sale to be \$53,200.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133035 (1-31,2-7,2-14)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.
CHONTRELL GREGORY
850 Lake Shore Drive
Bowie, MD 20721

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-32400

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 850 Lake Shore Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019.

The report states the purchase price at the Foreclosure sale to be \$214,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133037 (1-31,2-7,2-14)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.
SONIA HENRY
833 Saint Michaels Drive
Bowie, MD 20721

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-12312

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 833 Saint Michaels Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019.

The report states the purchase price at the Foreclosure sale to be \$220,050.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133036 (1-31,2-7,2-14)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.
KENNEDY OBA OKORO
11705 Horse Stable Court
Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-34076

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11705 Horse Stable Court, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019.

The report states the purchase price at the Foreclosure sale to be \$329,840.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133038 (1-31,2-7,2-14)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.
CHARLOTTE CHILDS-WILLIAMS
2409 Porter Avenue
Suitland, MD 20746

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-37041

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2409 Porter 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 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019.

The report states the purchase price at the Foreclosure sale to be \$206,300.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133039 (1-31,2-7,2-14)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.
JOSEPH M. GONZALES
3352 Huntley Square Drive
Unit B2
Temple Hills, MD 20748

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-28670

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3352 Huntley Square Drive, Unit B2, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019.

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

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133040 (1-31,2-7,2-14)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.
JAMES COMMODORE
508 Wilson Bridge Drive
Apt C1
Oxon Hill, MD 20745

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-30659

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 508 Wilson Bridge Drive, Apt C1, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019.

The report states the purchase price at the Foreclosure sale to be \$65,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133041 (1-31,2-7,2-14)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.
ESTON P. HOWARD, JR.
6609 Kipling Parkway
District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-08425

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6609 Kipling Parkway, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019.

The report states the purchase price at the Foreclosure sale to be \$154,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133042 (1-31,2-7,2-14)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.
SAUL ENRIQUE ESTEVES
ALESSANDRA A. MAURO
11005 Spring Forest Way
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-08392

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11005 Spring Forest Way, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019.

The report states the purchase price at the Foreclosure sale to be \$296,400.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133053 (1-31,2-7,2-14)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.
RICARDO J MASON
3103 Idyll Court
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-25244

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3103 Idyll Court, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019.

The report states the purchase price at the Foreclosure sale to be \$200,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133043 (1-31,2-7,2-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

4402 SELLMAN ROAD BELTSVILLE, MARYLAND 20705

By virtue of the power and authority contained in a Deed of Trust from Kristal Owens, dated January 13, 2006, and recorded in Liber 27786 at folio 572 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

FEBRUARY 19, 2019 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 \$43,000.00 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 # 14-601698)

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

132957 (1-31,2-7,2-14)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **FAYE MARIE RAINEY**

Notice is given that Fredric Rainey, whose address is 206 Barrymore Drive, Oxon Hill, MD 20745 was on January 07, 2019 appointed personal representative of the estate of Faye Marie Rainey, who died on November 29, 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 shall file their objections with the Register of Wills on or before the 7th day of July, 2019.

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.

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

Estate No. 112347
132872 (1-24,1-31,2-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ZHONG JUN WEI**

Notice is given that Hansi Wei, whose address is 5258 Wyndholme Circle, Baltimore, MD 21229 was on December 17, 2018 appointed personal representative of the estate of Zhong Jun Wei, who died on August 10, 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 shall file their objections with the Register of Wills on or before the 17th day of June, 2019.

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.

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

Estate No. 112173
132873 (1-24,1-31,2-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ORA B WATSON**

Notice is given that Daniel Watson, whose address is 8913 Marquis Lane, Clinton, MD 20735, was on January 10, 2019 appointed Personal Representative of the estate of Ora B Watson, who died on December 21, 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 10th day of July, 2019.

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.

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

Estate No. 112364
133067 (1-31,2-7,2-14)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GLEN E CARPENTER**
AKA: GLEN ERNEST CARPENTER

Notice is given that Sonja K Brisbin, whose address is 753 South Main Street, Jefferson, OR 97352, was on January 15, 2019 appointed Personal Representative of the estate of Glen E Carpenter who died on October 1, 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 15th day of

LEGALS

NOTICE

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

NOTICE

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Rockville, MD 20852

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6003 Executive Blvd., Suite 101
Rockville, MD 20852

NOTICE

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

Substitute Trustees, Plaintiffs vs. Substitution Trustees, Plaintiffs

BOBBY JABE SPEAR
DON SHEREE SPEAR
6308 Bentham Court
Fort Washington, MD 20744

ROSE M. ADAMS
1003 Larchmont Avenue
Capitol Heights, MD 20743

GLORIA A. BROOKS
BRYANT K. THORNWELL
11501 Carroll Court
Upper Marlboro, MD 20772

KANTRAVET D. DAVIS
4500 Sherborn Lane
Upper Marlboro, MD 20772

KEVIN BROWN
1409 Colony Road
Oxon Hill, MD 20745

GARY M. RALPH
MARCIA C. RALPH
4900 Edgewood Road
College Park, MD 20740

Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-07774

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6308 Bentham Court, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019. The report states the purchase price at the Foreclosure sale to be \$180,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133044 (1-31,2-7,2-14)

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133045 (1-31,2-7,2-14)

Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-04319

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11501 Carroll Court, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019. The report states the purchase price at the Foreclosure sale to be \$265,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133047 (1-31,2-7,2-14)

Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-19142

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4500 Sherborn Lane, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019. The report states the purchase price at the Foreclosure sale to be \$189,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133048 (1-31,2-7,2-14)

Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-26325

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1409 Colony Road, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019. The report states the purchase price at the Foreclosure sale to be \$210,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133051 (1-31,2-7,2-14)

Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-32322

Notice is hereby given this 24th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4900 Edgewood Road, College Park, MD 20740, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019. The report states the purchase price at the Foreclosure sale to be \$258,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133052 (1-31,2-7,2-14)

LEGALS

NOTICE

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

NOTICE

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

NOTICE

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

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Rockville, MD 20852

NOTICE

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

NOTICE

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

Substitution Trustees, Plaintiffs vs. Substitution Trustees, Plaintiffs

Substitution Trustees, Plaintiffs vs. Substitution Trustees, Plaintiffs

Substitution Trustees, Plaintiffs vs. Substitution Trustees, Plaintiffs

Substitution Trustees, Plaintiffs vs. Substitution Trustees, Plaintiffs

Substitution Trustees, Plaintiffs vs. Substitution Trustees, Plaintiffs

Substitution Trustees, Plaintiffs vs. Substitution Trustees, Plaintiffs

Anthony Cornell Kelley
Defendant
IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 18-32395

Rose Etter Proctor and Estate of James W. Proctor
Defendants
IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 18-37083

Marshall Cheeks
12113 Rockledge Drive
Bowie, MD 20715
Defendant(s)
IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
Case No. CAEF 18-14005

Heidy Sanchez Montiel
Luis G. Montiel
8907 Ballard Lane
Clinton, MD 20735
Defendant(s)
IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
Case No. CAEF 18-30626

Melanie Barnes
131 Cindy Lane
Capitol Heights, MD 20743
Defendant(s)
IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
Case No. CAEF 18-30633

Keisha Jackson
7001 Saddlebow Court
Clinton, MD 20735
Defendant(s)
IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
Case No. CAEF 18-27876

ORDERED, this 16th day of January, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9201 Fairhaven Avenue, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of February, 2019 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 19th day of February, 2019, next. The report states the amount of sale to be \$234,500.00.

ORDERED, this 16th day of January, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8318 Bock Road, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of February, 2019 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 19th day of February, 2019, next. The report states the amount of sale to be \$94,240.00.

Notice is hereby given this 18th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12113 Rockledge Drive, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 19th day of February, 2019. The report states the purchase price at the Foreclosure sale to be \$219,677.49.

Notice is hereby given this 22nd day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8907 Ballard Lane, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of February, 2019. The report states the purchase price at the Foreclosure sale to be \$177,650.00.

Notice is hereby given this 22nd day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 131 Cindy Lane, 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 22nd day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of February, 2019. The report states the purchase price at the Foreclosure sale to be \$170,000.00.

Notice is hereby given this 22nd day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7001 Saddlebow Court, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of February, 2019. The report states the purchase price at the Foreclosure sale to be \$321,480.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
132948 (1-31,2-7,2-14)

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
132949 (1-31,2-7,2-14)

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133004 (1-31,2-7,2-14)

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133005 (1-31,2-7,2-14)

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133006 (1-31,2-7,2-14)

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133007 (1-31,2-7,2-14)

LEGALS

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

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

9948 ROSARYVILLE ROAD
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from David A. Brown, dated March 12, 2015, and recorded in Liber 37490 at folio 016 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

FEBRUARY 19, 2019
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 \$37,000.00 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 # 17-602668)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland
132955 (1-31,2-7,2-14)

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7730 GARRISON ROAD
HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Amilcar Quintanilla Coreas and Ana Y Salgado, dated March 24, 2014, and recorded in Liber 35906 at folio 033 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

FEBRUARY 19, 2019
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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 15-617731)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland
132956 (1-31,2-7,2-14)

LEGALS

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

12403 TOVE COURT
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Kobie Dixon, dated February 1, 2010, and recorded in Liber 31532 at folio 354 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

FEBRUARY 26, 2019
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 \$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 # 18-602244)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland
133064 (2-7,2-14,2-21)

LEGALS

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

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

**907 MANOR HOUSE DRIVE
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Ingram Munn and Margarene W. Munn, dated March 21, 2007 and recorded in Liber 27731, Folio 689 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$587,100.00, and an original interest rate of 2.000%, 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 **FEBRUARY 12, 2019 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 \$49,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

132897 (1-24-1-31-2-7)

LEGALS

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

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

**Subject to Deferred Water & Sewer Facilities Charges in the
amount of \$480.00, payable on the 1st day of January, in each and
every year, for 33 years.**

**6406 COSMOS COURT
GLENN DALE, MARYLAND 20769**

By virtue of the power and authority contained in a Deed of Trust from George Allen Scott, dated February 2, 2007, and recorded in Liber 27290 at folio 680 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

**FEBRUARY 12, 2019
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 \$52,000.00 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 # 2013-43438)

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

132900 (1-24-1-31-2-7)

LEGALS

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

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

**11914 LILIUM LANE
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Gian Carlo Carattini and Mayra I. Carattini, dated July 10, 2003 and recorded in Liber 18449, Folio 329, and re-recorded in Liber 19922, Folio 375 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$322,700.00, and an original interest rate of 5.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 12, 2019 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 \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

132898 (1-24-1-31-2-7)

LEGALS

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

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

**7222 LANSDALE STREET
DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Patricia H Duckett, dated March 23, 2007, and recorded in Liber 27719 at folio 347 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

**FEBRUARY 12, 2019
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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 17-603635)

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

132901 (1-24-1-31-2-7)

LEGALS

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

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

**4400 CIMARRON LANE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Jeffrey C. Smith and Constance K. White-Smith, dated October 29, 2002 and recorded in Liber 34809, Folio 439 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$202,868.00, and an original interest rate of 3.900%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 12, 2019 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 \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

132899 (1-24-1-31-2-7)

LEGALS

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

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

**6004 WESTCHESTER PK DRIVE UNIT 202
COLLEGE PARK, MARYLAND 20740**

By virtue of the power and authority contained in a Deed of Trust from Dawn Jacobs, dated July 26, 2006, and recorded in Liber 25867 at folio 522 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

**FEBRUARY 12, 2019
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 \$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 5.034% 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 # 18-601319)

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

132902 (1-24-1-31-2-7)

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.
Substitute Trustees
vs.

LAVONIA A. COGDELL
3705 Monaco Court
District Heights, MD 20747-3822

Defendant(s)

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

Civil Action No. CAEF 18-23888

Notice is hereby given this 16th day of January, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3705 Monaco Court, District Heights, MD 20747-3822, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 19th day of February, 2019, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 19th day of February, 2019, next.

The Report of Sale states the amount of the sale to be One Hundred Ninety Seven Thousand Six Hundred Dollars (\$197,600.00).

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132950 (1-31,2-7,2-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

GOLDIE C. BOWMAN AKA
GOLDIE P. BOWMAN
ANDREW EDWARD BOWMAN, JR.
12606 Lampton Lane
Fort Washington, MD 20744

Defendant(s)

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

Case No. CAEF 18-32345

Notice is hereby given this 24th day of January, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12606 Lampton Lane, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019. The report states the purchase price at the Foreclosure sale to be \$206,300.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133046 (1-31,2-7,2-14)

ROBERT Y. CLAGETT, ATTY
14804 PRAIT ST.
UPPER MARLBORO, MD 20772
301-627-3325

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS MAY HARRIS

Notice is given that James Noble Naylor, whose address is 14705 Baden-Naylor Road, Brandywine, MD 20613, was on January 7, 2019 appointed Personal Representative of the estate of Doris May Harris who died on November 16, 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 7th day of July, 2019.

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

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

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

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

JAMES NOBLE NAYLOR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 112305
133033 (1-31,2-7,2-14)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MELTON SIRLEAF

Notice is given that Gregory Anderson, whose address is 5609 Duchaine Drive, Lanham, MD 20706, was on January 9, 2019 appointed Personal Representative of the estate of Melton Sirleaf, who died on September 21, 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.

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.

MELTON SIRLEAF
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 11177
133031 (1-31,2-7,2-14)

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

vs.

Lidia Del Carmen Carillo

AND

Ael Carran

1004 Fairview Avenue
Takoma Park, MD 20912
Defendants

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

Case No. CAEF 18-32403

Notice is hereby given this 15th day of January, 2019, 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 15th day of February, 2019, 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 15th day of February, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$169,000.00. The property sold herein is known as 1004 Fairview Avenue, Takoma Park, MD 20912.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132891 (1-24,1-31,2-7)

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

vs.

Harold T. Mattison

AND

Patricia Mattison,
a/k/a Patricia Middleton
8810 Della Lane
Fort Washington, MD 20744
Defendants

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

Case No. CAEF 18-19154

Notice is hereby given this 15th day of January, 2019, 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 15th day of February, 2019, 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 15th day of February, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$331,998.00. The property sold herein is known as 8810 Della Lane, Fort Washington, MD 20744.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132893 (1-24,1-31,2-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID S PILKERTON

Notice is given that Sandra S Holderbaum, whose address is 13020 Forest Drive, Bowie, MD 20715, was on January 8, 2019 appointed Personal Representative of the estate of David S Pilkerton who died on November 27, 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 8th day of July, 2019.

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 S HOLDERBAUM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 112373
133034 (1-31,2-7,2-14)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

WILLA J. BROWN
5701 Huntland Road
Temple Hills, MD 20748

Defendant(s)

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

Case No. CAEF 18-10614

Notice is hereby given this 22nd day of January, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5701 Huntland Road, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of February, 2019. The report states the purchase price at the Foreclosure sale to be \$195,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133001 (1-31,2-7,2-14)

NOTICE

JEREMY K. FISHMAN, et al.
Substitute Trustees

vs.

ESTATE OF SHIRLEY H. RICE,
PERSONAL REPRESENTATIVE
KIMBERLY RUTH MOORER
11277 Laurelwalk Drive, Unit 178
Laurel, MD 20708-3004

Defendant(s)

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

Civil Action No. CAEF 18-39150

Notice is hereby given this 22nd day of January, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11277 Laurelwalk Drive, Unit 178, Laurel, MD 20708-3004, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 22nd day of February, 2019, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of February, 2019, next.

The Report of Sale states the amount of the sale to be One Hundred Thirty Seven Thousand Dollars (\$137,000.00).

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132995 (1-31,2-7,2-14)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ISABELL E HARRIS

Notice is given that Angela Harris Saunders, whose address is 11210 Bel Aire Court, Waldorf, MD 20603, was on December 18, 2018 appointed Personal Representative of the estate of Isabella E Harris who died on November 24, 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 June, 2019.

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.

ANGELA HARRIS SAUNDERS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 112152
133032 (1-31,2-7,2-14)

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

vs.

Julio C. Berrios

AND

Isalia M. Berrios

913 Lira Drive
Fort Washington, MD 20744
Defendants

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

Case No. CAEF 17-18691

Notice is hereby given this 17th day of January, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of February, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 19th day of February, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$440,949.45. The property sold herein is known as 913 Lira Drive, Fort Washington, MD 20744.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132952 (1-31,2-7,2-14)

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

vs.

Amanda Cedillos-Gutierrez
1005 Chillum Road #308
Hyattsville, MD 20782
Defendant

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

Case No. CAEF 17-22425

Notice is hereby given this 18th day of January, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of February, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 19th day of February, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$64,000.00. The property sold herein is known as 1005 Chillum Road #308, Hyattsville, MD 20782.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132998 (1-31,2-7,2-14)

MATTHEW J. DYER, ESQ.
5303 West Court Drive
Upper Marlboro, MD 20772
301-627-5222

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDITH FURST

Notice is given that Karen Furst, whose address is 700 New Hampshire Avenue, NW, Apt. # 714, Washington, DC 20037, was on January 18, 2019 appointed Personal Representative of the estate of Edith Furst who died on December 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 18th day of July, 2019.

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.

KAREN FURST
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 112408
133066 (1-31,2-7,2-14)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JAMES PILOT
6003 Woodland Lane
Clinton, MD 20735
Defendant(s)

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

Case No. CAEF 18-19192

Notice is hereby given this 22nd day of January, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6003 Woodland Lane, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of February, 2019. The report states the purchase price at the Foreclosure sale to be \$214,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133003 (1-31,2-7,2-14)

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

vs.

Mervin M. Jones
2511 Boones Lane
District Heights, MD 20747
Defendant

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

Case No. CAEF 16-07737

Notice is hereby given this 18th day of January, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of February, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 19th day of February, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$211,500.00. The property sold herein is known as 2511 Boones Lane, District Heights, MD 20747.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132997 (1-31,2-7,2-14)

NOTICE

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

RAMY A INOCENCIO
Saxon Mortgage Co.
Saxon Mortgage Co.
John Mercer
Brookside Park Condominium, Inc.
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 555 WILSON BRIDGE DR CONDO UNIT: 6754 A-1, OXON HILL, MD 20745, Parcel No. 12-1315050

ANY UNKNOWN OWNER OF THE PROPERTY 555 WILSON BRIDGE DR CONDO UNIT: 6754 A-1, OXON HILL, MD 20745 Parcel No. 12-1315050, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division

Case No.: CAE 18-43725

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1315050 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BLDG 2 UNIT 67 54 A-1, 2,001.0000 SQ.FT. & IMPS. WILSON BRIDGE

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

It is thereupon this 28th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 2nd day of April 2019, and redeem the property with Parcel Identification Number 12-1315050 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133014 (2-7-2-14,2-21)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

BROOKSIDE PARK CONDOMINIUM INC
BROOKSIDE PARK CONDOMINIUM INC
BROOKSIDE PARK CONDOMINIUM INC
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 554 WILSON BRIDGE DR CONDO UNIT: 6755 A-2, OXON HILL, MD 20745, Parcel No. 12-1318831

ANY UNKNOWN OWNER OF THE PROPERTY 554 WILSON BRIDGE DR CONDO UNIT: 6755 A-2, OXON HILL, MD 20745 Parcel No. 12-1318831, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division

Case No.: CAE 18-43727

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1318831 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 6755 A-2, 2,001.0000 SQ.FT. & IMPS. WILSON BRIDGE

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

It is thereupon this 28th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 2nd day of April 2019, and redeem the property with Parcel Identification Number 12-1318831 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133018 (2-7-2-14,2-21)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

ANNIE D & NIA FOSTER
WMC Mortgage Corp.
WMC Mortgage Corp.
Richard Cregger
Brookside Park Condominium, Inc.
MERS, Inc.
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 530 WILSON BRIDGE DR CONDO UNIT: 6731 D-2, OXON HILL, MD 20745, Parcel No. 12-1317932

ANY UNKNOWN OWNER OF THE PROPERTY 530 WILSON BRIDGE DR CONDO UNIT: 6731 D-2, OXON HILL, MD 20745 Parcel No. 12-1317932, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division

Case No.: CAE 18-43726

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1317932 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BLDG 14 UNIT 6 731 D-2, 2,001.0000 SQ.FT. & IMPS. WILSON BRIDGE

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

It is thereupon this 28th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 2nd day of April 2019, and redeem the property with Parcel Identification Number 12-1317932 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133017 (2-7-2-14,2-21)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

THOMAS E COONS
Townhouse Association of Kettering
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11319 KETTERING TER, UPPER MARLBORO, MD 20774, Parcel No. 13-1501402

ANY UNKNOWN OWNER OF THE PROPERTY 11319 KETTERING TER, UPPER MARLBORO, MD 20774 Parcel No. 13-1501402, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division

Case No.: CAE 18-43737

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1501402 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,607.0000 SQ.FT. & IMPS. KETTERING PLAT 57 LOT 14-3 BLK 16

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

It is thereupon this 28th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 2nd day of April 2019, and redeem the property with Parcel Identification Number 13-1501402 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133025 (2-7-2-14,2-21)

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

7337 ARCHSINE LA. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated June 7, 2010 and recorded in Liber 31765, Folio 489 among the Land Records of Prince George's County, MD, with an original principal balance of \$382,936.00, 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

FEBRUARY 20, 2019 AT 11:13 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 \$31,000 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. 313660-1)

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

132970 (1-31,2-7,2-14)

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

4156 CRAB APPLE CT., UNIT #4 SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated March 28, 2007 and recorded in Liber 27700, Folio 703 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,000.00, 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

FEBRUARY 20, 2019 AT 11:16 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. 4, Building 24, Phase 24, Applegate 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 \$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. 330847-1)

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

132973 (1-31,2-7,2-14)

LEGALS

ORDER OF PUBLICATION

Sulion, LLC

Plaintiff,

v.

William G. Sylvester, Cheryl L. Sylvester, WFI Stadium Inc, DUNHILL UTILITIES, LLC, Heron Creek, LLC, Bank of America, NA, Capital One Bank (USA), NA, Mariner Finance, LLC, Midland Funding, LLC, TD BANK USA, N.A., Heron Creek, LLC, Prince George's County Government, Department of Finance, State of Maryland and All unknown owners of the Property described below, their heirs, devisees, personal representatives, and executors, administrators grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as: **Account No:** 3742376; **known as** 14905 Taryn Lea Court, Accokeek, MD 20607.

Defendants.

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

Case No.: CAE 18-42729

A Complaint to foreclose the right of redemption having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 28th day of January, 2019, by the Circuit Court for Prince George's County, Maryland;

ORDERED, that the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in The Prince George's Post, a newspaper of general circulation in Prince George's County, Maryland in accordance with §14-840 of the Tax-Property Article of the Annotated Code of Maryland, on or before the 22nd day of February, 2019, warning all persons interested in the property to appear in this Court by the 2nd day of April 2019, and redeem the property 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 title, free and clear of all encumbrances.

Property Address: 14905 Taryn Lea Court, Accokeek, MD 20607
Account Number: 3742376
Legal Description: All the following land and premises situated in Prince George's County, State of Maryland, and known and described as:
Lot 10, as shown on a plat entitled "Plat Three Heron Creek" which Plat is recorded among the Land Records of Prince George's County in Plat Book REP 211, Page 45. PROPERTY ADDRESS: 14905 Taryn Lea Court, Accokeek, MD 20607. Tax ID No. 05-3742376.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133118 (2-7-2-14,2-21)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

RADIANNE T BANKS
Regent Park at Balk Hill HOA
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2809 SOUTHBRIDGE CT, BOWIE, MD 20721, Parcel No. 13-3624558

ANY UNKNOWN OWNER OF THE PROPERTY 2809 SOUTHBRIDGE CT, BOWIE, MD 20721 Parcel No. 13-3624558, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division

Case No.: CAE 18-43724

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3624558 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,213.0000 SQ.FT. & IMPS. BALK HILL-PLAT 1 LOT 23 BLK D

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

It is thereupon this 28th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 2nd day of April 2019, and redeem the property with Parcel Identification Number 13-3624558 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133013 (2-7-2-14,2-21)

*Serving Prince
George's County
Since 1932*

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

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

3341 HUNTLEY SQUARE DR., APT. # T-2
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated October 15, 2008 and recorded in Liber 30135, Folio 53 among the Land Records of Prince George's County, MD, with an original principal balance of \$114,977.00, 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

FEBRUARY 12, 2019 AT 11:17 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 numbered and lettered 3341 T-2 in the subdivision known as "Plat and Plan of Condominium Subdivision - Huntley Square Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$10,000 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. 330015-1)

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

132918 (1-24,1-31,2-7)

The Prince George's Post

Call: 301-627-0900 | Fax: 301-627-6260

JOHN D. HUNGERFORD
P.O. Box 221
Bryans Road, MD 20616
301-283-6000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIRGINIA B. ROBEY

Notice is given that Mark S. Robey, whose address is 5425 Broadmoor St., Alexandria, VA 22315 was on January 7, 2019 appointed personal representative of the estate of Virginia B. Robey who died on November 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 7th day of July, 2019.

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.

MARK S. ROBEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 112360
(1-24,1-31,2-7)

132883 (1-24,1-31,2-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY JACKSON ANDERSON

Notice is given that Parrish A Jackson, whose address is 7001 Dower House Rd, Upper Marlboro, MD 20772 and Ruthie Jackson Horton, whose address is 479 Carolina Bay Trail, Monetta, SC 29105 and Ronald W Walker, whose address is 16030 Almond Sunset Lane, Brandywine, MD 20613, were on January 4, 2019 appointed co-personal representatives of the estate of Shirley Jackson Anderson, who died on November 25, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 4th day of July, 2019.

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

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

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

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

PARRISH A JACKSON
RUTHIE JACKSON HORTON
RONALD W WALKER
Co-Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772
Estate No. 112326
(1-24,1-31,2-7)

132940 (1-24,1-31,2-7)

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

9854 ROYAL COMMERCE PL.
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated March 16, 2010 and recorded in Liber 31557, Folio 10 among the Land Records of Prince George's County, MD, with an original principal balance of \$219,550.00, 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

FEBRUARY 12, 2019 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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. 308639-2)

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

132920 (1-24,1-31,2-7)

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

4150 SILVER PARK TERR.
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated February 23, 2006 and recorded in Liber 24648, Folio 583 among the Land Records of Prince George's County, MD, with an original principal balance of \$192,000.00, 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

FEBRUARY 20, 2019 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 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. 316623-2)

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

132965 (1-31,2-7,2-14)

LEGALS

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

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

3604 JERVIS PL.
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated March 11, 2011 and recorded in Liber 32541, Folio 536 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,395.00, 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

FEBRUARY 20, 2019 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order 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. 309406-2)

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

132966 (1-31,2-7,2-14)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

BERNADETTE M GROSS
CUO OF THE PRESIDENTIAL
TOWERS COND
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
1836 METZEROTT RD, CONDO
UNIT: P-29, HYATTSVILLE, MD
20783, Parcel No. 17-1936376

ANY UNKNOWN OWNER OF
THE PROPERTY 1836 METZE-
ROTT RD, CONDO UNIT: P-29,
HYATTSVILLE, MD 20783 Parcel
No. 17-1936376, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest

Defendants.

In the Circuit Court for
Prince George's County
Civil Division
Case No.: CAE 18-43746

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
17-1936376 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland
to the plaintiff in this proceeding:

PARKING SPACE UNIT P-29
194.0000 SQ.FT. & IMPS. PRES-
IDENTIAL TOWER

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

It is thereupon this 28th day of
January 2019, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 2nd day of April 2019, and re-
deem the property with Parcel Iden-
tification Number 17-1936376 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 a title, free and clear of all
encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133075 (2-7,2-14,2-21)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

LIFELINE INC
LIFELINE INC
Annapolis Road Medical Condo
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
5632 ANNAPOLIS RD, CONDO
UNIT: 7, BLADENSBURG, MD
20710, Parcel No. 02-0122689

ANY UNKNOWN OWNER OF
THE PROPERTY 5632 ANNAPO-
LIS RD, CONDO UNIT: 7,
BLADENSBURG, MD 20710 Parcel
No. 02-0122689, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest

Defendants.

In the Circuit Court for
Prince George's County
Civil Division
Case No.: CAE 18-43742

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
02-0122689 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland
to the plaintiff in this proceeding:

UNIT 7, 4,860.0000 SQ.FT. &
IMPS. ANNAPOLIS ROAD MED

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

It is thereupon this 28th day of
January 2019, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 2nd day of April 2019, and re-
deem the property with Parcel Iden-
tification Number 02-0122689 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 a title, free and clear of all
encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133072 (2-7,2-14,2-21)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

5615 ADDISON RD LLC
RAINMAN CAPITAL LLC
RAINMAN CAPITAL LLC
Atash Properties, LLC
Brendon M. Shepard
Saman Saba
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
5615 ADDISON RD, CAPITOL
HEIGHTS, MD 20743, Parcel No.
18-2014918

ANY UNKNOWN OWNER OF
THE PROPERTY 5615 ADDISON
RD, CAPITOL HEIGHTS, MD
20743 Parcel No. 18-2014918, the un-
known owner's heirs, devisees, and
personal representatives and their
or any of their heirs, devisees, ex-
ecutors, administrators, grantees,
assigns, or successors in right, title
and interest

Defendants.

In the Circuit Court for
Prince George's County
Civil Division
Case No.: CAE 18-43744

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
18-2014918 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland
to the plaintiff in this proceeding:

LOTS 74.75 EX 811 SF & PT LOT 76
4,939.0000 SQ.FT. & IMPS.
FAIRMOUNT HEIGHTS-

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

It is thereupon this 28th day of
January 2019, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 2nd day of April 2019, and re-
deem the property with Parcel Iden-
tification Number 18-2014918 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 a title, free and clear of all
encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133073 (2-7,2-14,2-21)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

ATABONG MBELEM
Presidential Park Condominium
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
1822 METZEROTT RD, CONDO
UNIT: B-3, HYATTSVILLE, MD
20783-0000, Parcel No. 17-1942531

ANY UNKNOWN OWNER OF
THE PROPERTY 1822 METZE-
ROTT RD, CONDO UNIT: B-3, HY-
ATTSVILLE, MD 20783-0000 Parcel
No. 17-1942531, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest

Defendants.

In the Circuit Court for
Prince George's County
Civil Division
Case No.: CAE 18-43745

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
17-1942531 in Prince George's
County, sold by the Collector of
Taxes for the Prince George's
County and the State of Maryland
to the plaintiff in this proceeding:

BLDG 15 UNIT B-3 1,200.0000
SQ.FT. & IMPS. PRESIDENTIAL
PARK

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

It is thereupon this 28th day of
January 2019, by the Circuit Court
for Prince Georges County, That no-
tice be given by the insertion of a
copy of this order in some newspa-
per having a general circulation in
Prince George's County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 2nd day of April 2019, and re-
deem the property with Parcel Iden-
tification Number 17-1942531 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 a title, free and clear of all
encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133074 (2-7,2-14,2-21)

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 THEREON2315 WHITE OWL WAY
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated Novem-
ber 29, 2005 and recorded in Liber 24126, Folio 422 among the Land Records of
Prince George's County, MD, with an original principal balance of
\$234,000.00, 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

FEBRUARY 12, 2019 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 more
fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$17,000 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 pur-
chase 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 pur-
chaser. Any deferred water and sewer charges that purports to cover or de-
fray 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 con-
tacting 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 pur-
chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-
chaser 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 in-
terest. If purchaser fails to settle within ten days of ratification, subject to
order of court, purchaser agrees that property will be resold and entire de-
posit retained by Sub. Trustees as liquidated damages for all losses occa-
sioned by the purchaser's default and purchaser shall have no further li-
ability. The defaulted purchaser shall not be entitled to any surplus pro-
ceeds resulting from said resale even if such surplus results from improve-
ments 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. 303774-2)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-
COMING SALES

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

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

132910

(1-24,1-31,2-7)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON16800 BLUE INDIGO CT.
ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated December
18, 2007 and recorded in Liber 29146, Folio 77 among the Land Records of
Prince George's County, MD, with an original principal balance of
\$500,000.00, 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

FEBRUARY 12, 2019 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" con-
dition and subject to conditions, restrictions and agreements of record af-
fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$42,000 in the form of certified check, cashier's
check or money order will be required of the purchaser at time and place of
sale. Balance of the purchase price, together with interest on the unpaid pur-
chase 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 pur-
chaser. Any deferred water and sewer charges that purports to cover or de-
fray 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 con-
tacting 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 pur-
chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-
chaser 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 in-
terest. If purchaser fails to settle within ten days of ratification, subject to
order of court, purchaser agrees that property will be resold and entire de-
posit retained by Sub. Trustees as liquidated damages for all losses occa-
sioned by the purchaser's default and purchaser shall have no further li-
ability. The defaulted purchaser shall not be entitled to any surplus pro-
ceeds resulting from said resale even if such surplus results from improve-
ments 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. 326550-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-
COMING SALES

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

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

132913

(1-24,1-31,2-7)

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 THEREON4526 32ND ST.
MOUNT RAINIER, MD 20712

Under a power of sale contained in a certain Deed of Trust dated April 29,
2008 and recorded in Liber 29726, Folio 497 among the Land Records of
Prince George's County, MD, with an original principal balance of
\$255,500.00, 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

FEBRUARY 12, 2019 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 more
fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$24,000 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 pur-
chase 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 pur-
chaser. Any deferred water and sewer charges that purports to cover or de-
fray 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 con-
tacting 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 pur-
chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-
chaser 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 in-
terest. If purchaser fails to settle within ten days of ratification, subject to
order of court, purchaser agrees that property will be resold and entire de-
posit retained by Sub. Trustees as liquidated damages for all losses occa-
sioned by the purchaser's default and purchaser shall have no further li-
ability. The defaulted purchaser shall not be entitled to any surplus pro-
ceeds resulting from said resale even if such surplus results from improve-
ments 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. 322840-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-
COMING SALES

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

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

132911

(1-24,1-31,2-7)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON3905 CLAIRTON DR.
MITCHELLVILLE A/R/T/A BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated May 6,
2016 and recorded in Liber 38227, Folio 431 among the Land Records of
Prince George's County, MD, with an original principal balance of
\$463,980.00, 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

FEBRUARY 12, 2019 AT 11:13 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" con-
dition and subject to conditions, restrictions and agreements of record af-
fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$46,000 in the form of certified check, cashier's
check or money order will be required of the purchaser at time and place of
sale. Balance of the purchase price, together with interest on the unpaid pur-
chase 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 pur-
chaser. Any deferred water and sewer charges that purports to cover or de-
fray 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 con-
tacting 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 pur-
chaser, whether or not purchaser is a Maryland First Time Home Buyer. Pur-
chaser 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 in-
terest. If purchaser fails to settle within ten days of ratification, subject to
order of court, purchaser agrees that property will be resold and entire de-
posit retained by Sub. Trustees as liquidated damages for all losses occa-
sioned by the purchaser's default and purchaser shall have no further li-
ability. The defaulted purchaser shall not be entitled to any surplus pro-
ceeds resulting from said resale even if such surplus results from improve-
ments 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. 327856-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-
COMING SALES

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

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

132914

(1-24,1-31,2-7)

LEGALS

ORDER OF PUBLICATION
THORNTON MELLON LLC

Plaintiff,
v.
GRANITE DEVELOPMENT LLC
GRANITE DEVELOPMENT LLC
Capital Bank NA
Capital Bank NA
Capital Bank NA
Bradford Bank
Scot Browning & Paul Merritt
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8308 DONOGHUE DR, HYATTSVILLE, MD 20784, Parcel No. 20-2230837

ANY UNKNOWN OWNER OF THE PROPERTY 8308 DONOGHUE DR, HYATTSVILLE, MD 20784 Parcel No. 20-2230837, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43734

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2230837 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7,216.0000 SQ. FT. & IMPS. CARROLLTON LOT 30 BLK 33

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 20-2230837 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
132884 (1-24-1-31-2-7)

ORDER OF PUBLICATION
THORNTON MELLON LLC

Plaintiff,
v.
NAZRUL ISLAM & RAHIM ABDULLAH
Cherry Glen Condominium, Inc.
Cherry Glen Condominium, Inc.
Cherry Glen Condominium, Inc.
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11216 CHERRY HILL RD, CONDO UNIT: 217, BELTSVILLE, MD 20705, Parcel No. 01-0011478

ANY UNKNOWN OWNER OF THE PROPERTY 11216 CHERRY HILL RD, CONDO UNIT: 217, BELTSVILLE, MD 20705 Parcel No. 01-0011478, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43428

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0011478 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,047.000 SQ.FT. & IMPS. CHERRY GLEN CONDO

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

It is thereupon this 22nd day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 26th day of March 2019, and redeem the property with Parcel Identification Number 01-0011478 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133021 (1-31-2-7,2-14)

ORDER OF PUBLICATION
THORNTON MELLON LLC

Plaintiff,
v.
ALPHONSO DAVIS
HOME SAVINGS OF AMERICA
HOME SAVINGS OF AMERICA
Randy Weiss, Esq
Randy Weiss, Esq
Bladenwoods Condominium Inc.
Bladenwoods Condominium Inc.
ESTATE OF ALPHONSO DAVIS
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5201 NEWTON ST, CONDO UNIT: 103, BLADENSBURG, MD 20710, Parcel No. 02-0106146

ANY UNKNOWN OWNER OF THE PROPERTY 5201 NEWTON ST, CONDO UNIT: 103, BLADENSBURG, MD 20710 Parcel No. 02-0106146, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43422

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0106146 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5201 NEWTON 10 3, 2,010.0000 SQ. FT. & IMPS. BLADENWOODS

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 02-0106146 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
132887 (1-24-1-31-2-7)

ORDER OF PUBLICATION
THORNTON MELLON LLC

Plaintiff,
v.
ALFRED J MATA
Cherry Glen Condominium, Inc.
Cherry Glen Condominium, Inc.
Cherry Glen Condominium, Inc.
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11204 CHERRY HILL RD, CONDO UNIT: 76, BELTSVILLE, MD 20705, Parcel No. 01-0010066

ANY UNKNOWN OWNER OF THE PROPERTY 11204 CHERRY HILL RD, CONDO UNIT: 76, BELTSVILLE, MD 20705 Parcel No. 01-0010066, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43429

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0010066 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,047.0000 SQ.FT. & IMPS. CHERRY GLEN CONDO

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

It is thereupon this 22nd day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 26th day of March 2019, and redeem the property with Parcel Identification Number 01-0010066 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133022 (1-31-2-7,2-14)

ORDER OF PUBLICATION
THORNTON MELLON LLC

Plaintiff,
v.
JOHN L BECKHAM
Oglethorpe Condominium
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4410 OGLETHORPE ST, UNIT 514, HYATTSVILLE, MD 20781, Parcel No. 16-1814003

ANY UNKNOWN OWNER OF THE PROPERTY 4410 OGLETHORPE ST, UNIT 514, HYATTSVILLE, MD 20781 Parcel No. 16-1814003, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43714

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 16-1814003 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 514
1,073.0000 SQ.FT. & IMPS. THE OGLETHORPE A C

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

It is thereupon this 22nd day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 26th day of March 2019, and redeem the property with Parcel Identification Number 16-1814003 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133010 (1-31-2-7,2-14)

ORDER OF PUBLICATION
THORNTON MELLON LLC

Plaintiff,
v.
MATTHEW BROWN
Fieldstone Mortgage Co.
Fieldstone Mortgage Co.
Rob Budhwa
Westwood Park Condominium
MERS, Inc.
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6310 HIL MAR DR CONDO UNIT: 9-12, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-3728821

ANY UNKNOWN OWNER OF THE PROPERTY 6310 HIL MAR DR CONDO UNIT: 9-12, DISTRICT HEIGHTS, MD 20747 Parcel No. 06-3728821, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43432

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-3728821 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BLD 9 UNIT 9-12 PARENT ACCT S/B 0487108 1,826.0000 SQ.FT. & IMPS. WESTWOOD PARK COND

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

It is thereupon this 22nd day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 26th day of March 2019, and redeem the property with Parcel Identification Number 06-3728821 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133023 (1-31-2-7,2-14)

LEGALS

ORDER OF PUBLICATION
THORNTON MELLON LLC

Plaintiff,
v.
OMAR A MOLINA
CUO OF THE PRESIDENTIAL TOWERS COND
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: 1827, HYATTSVILLE, MD 20783, Parcel No. 17-1935832

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: 1827, HYATTSVILLE, MD 20783 Parcel No. 17-1935832, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43717

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1935832 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 1827 981.0000 SQ.FT. & IMPS. PRESIDENTIAL TOWER

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

It is thereupon this 22nd day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 26th day of March 2019, and redeem the property with Parcel Identification Number 17-1935832 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133015 (1-31-2-7,2-14)

ORDER OF PUBLICATION
THORNTON MELLON LLC

Plaintiff,
v.
GILES E FLETCHER II
BERNADETTE F JOHNSON
&H INVESTMENTS
Peter Scherr
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3211 BRANCH AVE, TEMPLE HILLS, MD 20748, Parcel No. 06-0630392

ANY UNKNOWN OWNER OF THE PROPERTY 3211 BRANCH AVE, TEMPLE HILLS, MD 20748 Parcel No. 06-0630392, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43434

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0630392 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

SILVER HILL AC PT PAR 80. 22,365.0000 SQ.FT. & IMPS.

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

It is thereupon this 22nd day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 26th day of March 2019, and redeem the property with Parcel Identification Number 06-0630392 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133024 (1-31-2-7,2-14)

LEGALS

ORDER OF PUBLICATION
THORNTON MELLON LLC

Plaintiff,
v.
LORRAINE A JUDD
CUO OF THE PRESIDENTIAL TOWERS COND
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: P-4, HYATTSVILLE, MD 20783, Parcel No. 17-1936137

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: P-4, HYATTSVILLE, MD 20783 Parcel No. 17-1936137, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43718

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1936137 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PARKING SPACE UNIT P-4 194.0000 SQ.FT. & IMPS. PRESIDENTIAL TOWER

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

It is thereupon this 22nd day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 26th day of March 2019, and redeem the property with Parcel Identification Number 17-1936137 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133016 (1-31-2-7,2-14)

LEGALS

ORDER OF PUBLICATION
THORNTON MELLON LLC

Plaintiff,
v.
ALLIANCE REALTY CAPITAL LLC
Iverson Village Condominium
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2547 COLEBROOKE DR, CONDO UNIT: 2547, TEMPLE HILLS, MD 20748, Parcel No. 06-0517540

ANY UNKNOWN OWNER OF THE PROPERTY 2547 COLEBROOKE DR, CONDO UNIT: 2547, TEMPLE HILLS, MD 20748 Parcel No. 06-0517540, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43436

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0517540 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 2547 1,876.0000 SQ.FT. & IMPS. IVERSON VILLAGE CO

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

It is thereupon this 22nd day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 26th day of March 2019, and redeem the property with Parcel Identification Number 06-0517540 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133026 (1-31-2-7,2-14)

ORDER OF PUBLICATION
THORNTON MELLON LLC

Plaintiff,
v.
GLENN EVANS
BARBARA JEANNE EVANS 1995 TRUST
BARBARA JEANNE EVANS
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4618 GARRETT AVE, BELTSVILLE, MD 20705, Parcel No. 01-0026153

ANY UNKNOWN OWNER OF THE PROPERTY 4618 GARRETT AVE, BELTSVILLE, MD 20705 Parcel No. 01-0026153, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43427

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0026153 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

14,312.0000 SQ.FT. & IMPS. BELTSVILLE LOT 4 BLK 29

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

It is thereupon this 22nd day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 26th day of March 2019, and redeem the property with Parcel Identification Number 01-0026153 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133020 (1-31-2-7,2-14)

ORDER OF PUBLICATION
THORNTON MELLON LLC

Plaintiff,
v.
CORNUCOPIA RL EST
INVTMNT INC
Treetop Condominium
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10121 PRINCE PL CONDO UNIT: 203-10B, UPPER MARLBORO, MD 20774, Parcel No. 13-1419985

ANY UNKNOWN OWNER OF THE PROPERTY 10121 PRINCE PL CONDO UNIT: 203-10B, UPPER MARLBORO, MD 20774 Parcel No. 13-1419985, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43710

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1419985 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7TH SUPPLEMENT ARY PLAT UNIT 203- 10B. 1,205.0000 SQ.FT. & IMPS. TREETOP CONDO

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

It is thereupon this 22nd day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 26th day of March 2019, and redeem the property with Parcel Identification Number 13-1419985 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133027 (1-31-2-7,2-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**14239 JIB STREET #11
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Toyosi A. Adebayo, dated August 17, 2005 and recorded in Liber 22806, Folio 264, and re-recorded at Liber 41564, Folio 431 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$175,500.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 19, 2019 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 \$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

132946 (1-24,1-31,2-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**15817 PALAI TURN ROAD
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Sizwe Mdlongwa, dated February 9, 2016 and recorded in Liber 37952, Folio 457 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$254,308.00, 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 **FEBRUARY 12, 2019 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

132896 (1-24,1-31,2-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1885 IVERSON STREET
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Harry D. White, II, dated March 20, 2009 and recorded in Liber 30560, Folio 420 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$220,400.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 26, 2019 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 \$18,000.00 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

133058 (2-7,2-14,2-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**3800 THOMAS SPRIGGS ROAD
BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from Mohammed Hossain and Sonia Hossain, dated June 20, 2016, and recorded in Liber 38380 at folio 588 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

**FEBRUARY 12, 2019
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 \$57,000.00 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 # 18-600541)

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

132903 (1-24,1-31,2-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**5804 HUNTLAND ROAD
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Edward A. Smith and Virginia C. Smith, dated July 27, 2005, and recorded in Liber 23144 at folio 596 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

**FEBRUARY 12, 2019
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 \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.375% 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 # 2012-33113)

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

132904 (1-24,1-31,2-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**1312 FOREST LAKE COURT
BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from William T. Young Jr and Deborah Young, dated December 22, 2016, and recorded in Liber 39406 at folio 185 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

**FEBRUARY 12, 2019
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 \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 18-601987)

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

132905 (1-24,1-31,2-7)

LEGALS

COUNTY EXECUTIVE HEARING

The County Executive

of

Prince George's County, Maryland

**NOTICE OF PUBLIC HEARING
ON
PROPOSED FISCAL YEAR 2020 BUDGET**

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

The public hearing on this proposal will be held on:

**WEDNESDAY, FEBRUARY 20, 2019
6:30 P.M. – 8:30PM**

**CHARLES HERBERT FLOWERS HIGH SCHOOL
10001 ARDWICK ARDMORE ROAD
SPRINGDALE, MARYLAND 20774**

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

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

BY ORDER OF THE PRINCE GEORGE'S COUNTY EXECUTIVE
ANGELA D. ALSOBROOKS
County Executive

133120 (2-7,2-14)

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**

**6901 100TH AVE.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated October 14, 2005 and recorded in Liber 23596, Folio 185 among the Land Records of Prince George's County, MD, with an original principal balance of \$308,000.00, 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

FEBRUARY 12, 2019 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 the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order 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. 62020-1)

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

132915 (1-24,1-31,2-7)

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

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

**11802 FOREST KNOLL COURT
BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Thomas J. Haynes and Chenelle Harris, dated May 22, 2015, and recorded in Liber 37997 at folio 581 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

**FEBRUARY 19, 2019
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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 18-602526)

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

132959 (1-31,2-7,2-14)

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**

**3407 LAUREL AVE.
LANDOVER A/R/T/A CHEVERLY, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated June 15, 2007 and recorded in Liber 28271, Folio 95 among the Land Records of Prince George's County, MD, with an original principal balance of \$475,500.00, 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

FEBRUARY 12, 2019 AT 11:16 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 \$25,000 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. 331798-1)

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

132917 (1-24,1-31,2-7)

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

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

**12006 BION DRIVE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Mitchell A. Credle and Denise M. Credle, dated January 18, 2008, and recorded in Liber 29384 at folio 182 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

**FEBRUARY 26, 2019
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 \$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 # 18-601881)

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

133061 (2-7,2-14,2-21)

The Prince George's Post

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LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

H&E MANAGEMENT ASSOCIATES LTD
H&E MANAGEMENT ASSOCIATES LTD
H&E MANAGEMENT ASSOCIATES LTD
Branch Banking & Trust Company
Branch Banking & Trust Company
Edward Barker Et. Al
COU Prospect Square Office Condo
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10903 INDIAN HEAD HWY, CONDO UNIT: 403, FORT WASHINGTON, MD 20744, Parcel No. 05-0366765

ANY UNKNOWN OWNER OF THE PROPERTY 10903 INDIAN HEAD HWY, CONDO UNIT: 403, FORT WASHINGTON, MD 20744 Parcel No. 05-0366765, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43739

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0366765 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 403. 3.0000 SQ.FT. & IMPS. PROSPECT SQUARE OF

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

It is thereupon this 28th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 2nd day of April 2019, and redeem the property with Parcel Identification Number 05-0366765 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133069 (2-7-2-14,2-21)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

H&E MANAGEMENT ASSOCIATES LTD
H&E MANAGEMENT ASSOCIATES LTD
H&E MANAGEMENT ASSOCIATES LTD
Branch Banking & Trust Company
Branch Banking & Trust Company
Edward Barker Et. Al
COU Prospect Square Office Condo
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10903 INDIAN HEAD HWY, CONDO UNIT: 402, FORT WASHINGTON, MD 20744, Parcel No. 05-0366757

ANY UNKNOWN OWNER OF THE PROPERTY 10903 INDIAN HEAD HWY, CONDO UNIT: 402, FORT WASHINGTON, MD 20744 Parcel No. 05-0366757, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43740

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0366757 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 402. 3.0000 SQ.FT. & IMPS. PROSPECT SQUARE OF

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

It is thereupon this 28th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 2nd day of April 2019, and redeem the property with Parcel Identification Number 05-0366757 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133070 (2-7-2-14,2-21)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

H&E MANAGEMENT ASSOCIATES LTD
H&E MANAGEMENT ASSOCIATES LTD
H&E MANAGEMENT ASSOCIATES LTD
Branch Banking & Trust Company
Branch Banking & Trust Company
Edward Barker Et. Al
COU Prospect Square Office Condo
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10903 INDIAN HEAD HWY, CONDO UNIT: 401, FORT WASHINGTON, MD 20744, Parcel No. 05-0366740

ANY UNKNOWN OWNER OF THE PROPERTY 10903 INDIAN HEAD HWY, CONDO UNIT: 401, FORT WASHINGTON, MD 20744 Parcel No. 05-0366740, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43741

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0366740 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 401 3.0000 SQ.FT. & IMPS. PROSPECT SQUARE OF

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

It is thereupon this 28th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 2nd day of April 2019, and redeem the property with Parcel Identification Number 05-0366740 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133071 (2-7-2-14,2-21)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

INTER ASIA INVESTMENTS USA LLC
INTER ASIA INVESTMENTS USA LLC
INTER ASIA INVESTMENTS USA LLC
Windmill Square Condominium, Inc
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1746 DUTCH VILLAGE DR CONDO UNIT: 0-376, LANDOVER, MD 20785, Parcel No. 13-1459056

ANY UNKNOWN OWNER OF THE PROPERTY 1746 DUTCH VILLAGE DR CONDO UNIT: 0-376, LANDOVER, MD 20785 Parcel No. 13-1459056, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43736

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1459056 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BLDG O UNIT O-376. 2,732.0000 SQ.FT. & IMPS. WINDMILL SQUARE CO

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

It is thereupon this 28th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 2nd day of April 2019, and redeem the property with Parcel Identification Number 13-1459056 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133019 (2-7-2-14,2-21)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

LEE C. JONES
BEVERLY L. JONES
600 Castlewood Place
Upper Marlboro, MD 20774
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-13622

Notice is hereby given this 29th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 600 Castlewood Place, 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 1st day of March, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 1st day of March, 2019.

The report states the purchase price at the Foreclosure sale to be \$289,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133098 (2-7-2-14,2-21)

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

David Warner Dove

AND

Lois Dean Dove

3935 Meadowview Drive
Suitland, MD 20746
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-39201

Notice is hereby given this 29th day of January, 2019, 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 1st day of March, 2019, 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 1st day of March, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$175,000.00. The property sold herein is known as 3935 Meadowview Drive, Suitland, MD 20746.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133099 (2-7-2-14,2-21)

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.

Bamidele Awobajo
3429 Everette Drive
Bowie, MD 20716
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 16-07459

Notice is hereby given this 29th day of January, 2019, 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 1st day of March, 2019, 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 1st day of March, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$219,000.00. The property sold herein is known as 3429 Everette Drive, Bowie, MD 20716.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133100 (2-7-2-14,2-21)

NOTICE

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

Lesell Malbon, Jr.
5102 Doppler Street
Capitol Heights, MD 20743
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-32353

Notice is hereby given this 29th day of January, 2019, 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 1st day of March, 2019, 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 1st day of March, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$177,392.83. The property sold herein is known as 5102 Doppler Street, Capitol Heights, MD 20743.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133101 (2-7-2-14,2-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

**2324 PEMBERELL PLACE
DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Demetria Linkins and Darryl Linkins, dated March 30, 2007, and recorded in Liber 27624 at folio 151 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

**FEBRUARY 26, 2019
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 \$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 # 2012-31484)

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

133059 (2-7-2-14,2-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

**6801 TEMPLE HILL ROAD
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Lorenzo M. Brown, dated May 30, 2007, and recorded in Liber 28047 at folio 091 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

**FEBRUARY 26, 2019
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 \$25,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 14-601765)

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

133060 (2-7-2-14,2-21)

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$686.00 in each and every year.

**12410 FOYETTE LANE
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Sandra D Greer and Lawrence Greer Jr, dated September 1, 2005, and recorded in Liber 23330 at folio 320 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

**FEBRUARY 26, 2019
AT 9:36 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 \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 18-600700)

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

133065 (2-7-2-14,2-21)

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.
Lord Moses
5530 Karen Elaine Drive, Unit 1701
New Carrollton, MD 20784
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-39194

Notice is hereby given this 29th day of January, 2019, 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 1st day of March, 2019, 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 1st day of March, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$45,585.27. The property sold herein is known as 5530 Karen Elaine Drive, Unit 1701, New Carrollton, MD 20784.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133102 (2-7,2-14,2-21)

LEGALS

NOTICE

IN THE MATTER OF:
Bridget Ayuk Bisong
FOR THE CHANGE OF NAME TO:
Bridget Bisong Peters

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-01901

A Petition has been filed to change the name of Bridget Ayuk Bisong to Bridget Bisong Peters.

The latest day by which an objection to the Petition may be filed is February 25, 2019.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
133095 (2-7)

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

2961 HOBBLEBUSH CT. LANDOVER A/R/T/A GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust dated December 28, 2006 and recorded in Liber 28145, Folio 117 among the Land Records of Prince George's County, MD, with an original principal balance of \$279,000.00, 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

FEBRUARY 12, 2019 AT 11:24 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 \$31,000 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. 303509-3)

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

132924 (1-24,1-31,2-7)

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

6922 DIAMOND CT. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated March 22, 2004 and recorded in Liber 19463, Folio 102 among the Land Records of Prince George's County, MD, with an original principal balance of \$165,300.00, 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

FEBRUARY 12, 2019 AT 11:23 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 \$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. 324485-1)

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

132923 (1-24,1-31,2-7)

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

647 MOUNT LUBENTIA CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 28, 2007 and recorded in Liber 29230, Folio 193 among the Land Records of Prince George's County, MD, with an original principal balance of \$289,000.00, 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

FEBRUARY 12, 2019 AT 11:26 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 \$24,000 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. 320941-1)

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

132926 (1-24,1-31,2-7)

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

9909 51ST TERR. COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust dated February 27, 2013 and recorded in Liber 35175, Folio 479 among the Land Records of Prince George's County, MD, with an original principal balance of \$236,200.00, 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

FEBRUARY 12, 2019 AT 11:27 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. 306813-2)

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

132927 (1-24,1-31,2-7)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

SUSAN L COMPTON & MATTHEW E MARSDEN
Wachovia Bank, NA
Wachovia Bank, NA
Trste, Inc.
Trste, Inc.
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11312 CHERRY HILL RD, CONDO UNIT: 204, BELTSVILLE, MD 20705, Parcel No. 01-0078741

ANY UNKNOWN OWNER OF THE PROPERTY 3308 FULLERTON ST, BELTSVILLE, MD 20705 Parcel No. 01-0078741, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 18-43424

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0078741 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

12,932.0000 SQ. FT. & IMPS. CALVERTON LOT 19 BLK H

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 01-0078741 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132889 (1-24,1-31,2-7)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

DONNA A KEMMERLE
MARYLAND FARMS
CONDOMINIUM
MARYLAND FARMS
CONDOMINIUM
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11312 CHERRY HILL RD, CONDO UNIT: 204, BELTSVILLE, MD 20705, Parcel No. 01-0078394

ANY UNKNOWN OWNER OF THE PROPERTY 11312 CHERRY HILL RD, CONDO UNIT: 204, BELTSVILLE, MD 20705 Parcel No. 01-0078394, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 18-43425

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0078394 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT II-YOU 20 4, 1,705.0000 SQ. FT. & IMPS. MARYLAND FARMS CON

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 01-0078394 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132890 (1-24,1-31,2-7)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ETHEL S WOODEN

Notice is given that Cheryl Denise Broadway, whose address is 5006 Addison Road, Capitol Heights, MD 20743 and Maurice Julius Wooden, whose address is 7601 Travertine Drive Apt 302, Baltimore, MD 21019 were on January 04, 2019 appointed personal representatives of the estate of Ethel S Wooden who died on December 1, 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 representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of July, 2019.

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

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

(2) Two months after the 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 hereafter. Claim forms may be obtained from the Register of Wills.

**CHERYL DENISE BROADWAY
MAURICE JULIUS WOODEN**
Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 112330
132886 (1-24,1-31,2-7)

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.

Duane Johnson,
a/k/a Duane T. Johnson, Sr.,
a/k/a Duane Tyrone Johnson

AND
Nathaniel K. Risch, Personal
Representative for the Estate of
Ernestine J. Ford

2806 Keating Street
Temple Hills, MD 20748
Defendants

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAEF 18-35926

Notice is hereby given this 18th day of January, 2019, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of February, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 19th day of February, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$73,000.00. The property sold herein is known as 2806 Keating Street, Temple Hills, MD 20748.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132996 (1-31,2-7,2-14)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

JUDY A. JENKINS
5511 K Street
Fairmount Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAEF 18-04291

Notice is hereby given this 22nd day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5511 K Street, Fairmount 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 22nd day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 22nd day of February, 2019.

The report states the purchase price at the Foreclosure sale to be \$120,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133000 (1-31,2-7,2-14)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAMELA D SAFFORD

Notice is given that Ritamary McDaniel whose address is 8401 Plum Creek Drive, Gaithersburg, MD 20892 was on January 7, 2019 appointed personal representative of the estate of Pamela D Safford who died on November 9, 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 7th day of July, 2019.

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 hereafter. Claim forms may be obtained from the Register of Wills.

RITAMARY MCDANIEL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
14735 MAIN STREET 4TH FLOOR
UPPER MARLBORO, MD 20773
Estate No. 112361
132941 (1-24,1-31,2-7)

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.

Raenette V. Taylor, Personal
Representative for the Estate of
Mary Wills

AND

Raenette V. Taylor, Personal
Representative for the Estate of
Rossie Wills

AND
Valanda Wilson,
a/k/a Valanda Vaughn Wilson
f/k/a Vera Valanda Wilson

**In the Circuit Court for Prince
George's County, Maryland**
Case No. CAEF 18-34116

Notice is hereby given this 18th day of January, 2019, 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 19th day of February, 2019, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 19th day of February, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$172,000.00. The property sold herein is known as 12616 Wrightwood Court, Upper Marlboro, MD 20772.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132999 (1-31,2-7,2-14)

NOTICE

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

vs.

Alyssia Shayna Cunningham
Defendant

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
CIVIL NO. CAEF 18-30689

ORDERED, this 16th day of January, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2208 Overton Drive, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of February, 2019 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 19th day of February, 2019, next.

The report states the amount of sale to be \$216,600.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132947 (1-31,2-7,2-14)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,
v.

ALLENE GRAVES TRUST
PNC Bank, NA
PNC Bank, NA
W. Scott Tinney Et. Al.
Bladenwoods Condominium Inc.
Bladenwoods Condominium Inc.
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
5200 NEWTON, CONDO UNIT:
202, BLADENSBURG, MD 20710-
0000, Parcel No. 02-0105585

ANY UNKNOWN OWNER OF
THE PROPERTY 5200 NEWTON,
CONDO UNIT: 202, BLADENSBURG,
MD 20710-0000 Parcel No. 02-0105585, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest
Defendants.

**In the Circuit Court for
Prince George's County
Civil Division**
Case No.: CAE 18-43423

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0105585 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5200 NEWTON 20. 2,022.0000 SQ. FT. & IMPS. BLADENWOODS

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 02-0105585 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132888 (1-24,1-31,2-7)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,
v.

CASSIOPEIA INVESTMENTS LLC
Treetop Condominium
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
10103 PRINCE PL CONDO UNIT:
302-5A, UPPER MARLBORO, MD
20774, Parcel No. 13-1419316

ANY UNKNOWN OWNER OF
THE PROPERTY 10103 PRINCE PL
CONDO UNIT: 302-5A, UPPER
MARLBORO, MD 20774 Parcel No. 13-1419316, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest
Defendants.

**In the Circuit Court for
Prince George's County
Civil Division**
Case No.: CAE 18-43729

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1419316 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5TH SUPPLEMENT ARY PLAT
UNIT 302-5A. 1,197,0000 SQ. FT. &
IMPS. TREETOP CONDO

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 13-1419316 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132892 (1-24,1-31,2-7)

**PRINCE GEORGE'S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS**

**NOTICE OF PUBLIC
HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on March 21, 2019 and will be heard on May 21, 2019. Those licenses are:

Class B, Beer and Wine – 17 BW 32, 17 BW 33, 17 BW 34

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

A Public Hearing is scheduled for March 6, 2019 at 7:00 p.m. and March 13, 2019 at 7:00 p.m., at the 9200 Basil Court, Room 410, Largo, Maryland, 20774. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Kelly E. Markomanolakis
Administrative Assistant
January 9, 2019

133057 (2-7,2-14)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

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

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

**FEBRUARY 20, 2019
AT 3:00 P.M.**

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

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

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

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

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

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 7.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

132953 (1-31,2-7,2-14)

NOTICE

IN THE MATTER OF:
Male Wilson

FOR THE CHANGE OF
NAME TO:
Rodney J Brooks

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 19-02082

A Petition has been filed to change the name of Male Wilson to Rodney J Brooks.

The latest day by which an objection to the Petition may be filed is February 25, 2019.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
133096 (2-7)

NOTICE

IN THE MATTER OF:
Phuong Nguyen

FOR THE CHANGE OF
NAME TO:
Dany Nguyen


**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 19-02084

A Petition has been filed to change the name of Phuong Nguyen to Dany Nguyen.

The latest day by which an objection to the Petition may be filed is February 25, 2019.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
133097 (2-7)

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



A Public Hearing is scheduled for March 6, 2019 at 7:00 p.m. and March 13, 2019 at 7:00 p.m., at the 9200 Basil Court, Room 410, Largo, Maryland, 20774. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Kelly E. Markomanolakis
Administrative Assistant
January 9, 2019

133057 (2-7,2-14)

LEGALS

**City of District Heights
Request for Proposals
Street Improvement Project
Bid 19-01**

The City of District Heights is accepting sealed bids from qualified companies to provide asphalt milling and overlay of streets in the Woodland Springs Community within the City of District Heights. Complete bid specifications can be obtained by contacting the City offices at 301-336-1402 x113. Bids must be received by March 5, 2019 at 10AM to be considered. EOE.

133055 (2-7)

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

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

**6180 GLENN DALE ROAD
GLENN DALE, MARYLAND 20769**

By virtue of the power and authority contained in a Deed of Trust from Leslie Reyes and Felix Reyes, dated April 4, 2017, and recorded in Liber 39583 at folio 297 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

**FEBRUARY 26, 2019
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 \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 18-60927)

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

133063 (2-7,2-14,2-21)

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**

**11819 CAPSTAN DR.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated March 15, 2006 and recorded in Liber 24739, Folio 362 among the Land Records of Prince George's County, MD, with an original principal balance of \$624,000.00, 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

FEBRUARY 26, 2019 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 \$53,000 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. 86603-1)

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

133092 (2-7,2-14,2-21)

LEGALS

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

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

**3403 NORTHSHIRE LANE
BOWIE, MARYLAND 20716**

By virtue of the power and authority contained in a Deed of Trust from Evelyn S Fabito and Renato S Fabito, dated December 24, 2009, and recorded in Liber 31396 at folio 265 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

**FEBRUARY 26, 2019
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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 2013-36381)

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

133062 (2-7,2-14,2-21)

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

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

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

**7807 MALCOLM ROAD
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Jeong Ho Tahk and Olive Hyejung Yoon, dated March 24, 2014 and recorded in Liber 35838, Folio 32 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$455,000.00, and an original interest rate of 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 **FEBRUARY 26, 2019 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 \$39,200.00 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

133093 (2-7,2-14,2-21)

LEGALS

NOTICE

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

Plaintiffs

vs.

Estate of Gene R Terry
Defendant

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

CIVIL NO. CAEF 18-20849

ORDERED, this 29th day of January, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2803 Keating Street, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of March, 2019 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 1st day of March, 2019, next.

The report states the amount of sale to be \$190,390.95.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133104 (2-7,2-14,2-21)

NOTICE

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

Plaintiffs

vs.

Estate Of Rosalind Noreen Ransby
Defendant

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

CIVIL NO. CAEF 18-30690

ORDERED, this 29th day of January, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13140 Grand View Court, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of March, 2019 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 1st day of March, 2019, next.

The report states the amount of sale to be \$190,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133103 (2-7,2-14,2-21)

THIS COULD BE YOUR AD!

Call 301-627-0900
for a quote.

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

TITILOLA A. ADEYINKA
904 Hall Station Drive
Unit #100
Bowie, MD 20721

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-00896**

Notice is hereby given this 25th day of January, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 904 Hall Station Drive, Unit #100, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2019, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2019.

The report states the purchase price at the Foreclosure sale to be \$219,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
133050 (2-7,2-14,2-21)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HERMELINDA MORALES
HERNANDEZ**

Notice is given that Arturo Morales Hernandez, whose address is 8303 Cathedral Avenue, New Carrollton, MD 20784, was on January 23, 2019 appointed personal representative of the small estate of Hermelinda Morales Hernandez, who died on December 30, 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 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.

ARTURO MORALES HERNANDEZ
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 112477

133123 (2-7)

LEGALS

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners**

(Liquor Control Board)

REGULAR SESSION

February 26, 2019

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

TRANSFER

Narasimha M. Chappa, President, Ajay K. Gosain, Treasurer, for a Class A, Beer, Wine and Liquor for the use of SDAS, LLC, t/a North South Liquor, 8861 Greenbelt Road, Greenbelt, 20770, transfer from C-Square Liquors, Inc., t/a Cipriano Square Liquors, Jenny Younghee, President/Secretary/ Treasurer.

James J. Zenni, Jr., Authorized Person, for a Class B, Beer, Wine and Liquor for the use of FM Restaurant Chevys Opco, t/a Chevys Mexican Restaurant, 7511 Greenbelt Road, Greenbelt, 20770, transfer from RM Chevys, LLC, t/a Chevys Mexican Restaurant, Susan Cook, Authorized Person, Mustafa N. Alasaad, Authorized Person.

Richard J. Kelly, Jr., President, Cindy L. MacIntyre, Secretary/Treasurer, Thomas Abell, Assistant Secretary, for a Class B, Beer, Wine and Liquor for the use of Capital City Chili, Inc., t/a Hard Times Café, 4738 Cherry Hill Road, College Park, 20740, transfer from Capital City Chili, Inc., t/a Hard Times Café, William Swint, President, Jennifer Swint, Secretary/Treasurer, Thomas Abell, Assistant Secretary.

Andrew Labetti, Authorized Person, for a Class B (BH), Beer, Wine and Liquor for the use of WDC Concession Partners, LLC, t/a Sheraton College Park North, 4095 Powder Mill Road, Beltsville, 20705, transfer from WDC Concession Partners, LLC, t/a Sheraton College Park North, Joy C. Villa, Authorized Person.

**NEW - CLASS B, BEER AND
WINE**

Nicola Davis Bobbitt, Authorized Person, Dwight Hall, Authorized Person for a Class B, Beer and Wine for the use of HOT POT GRILL L.L.P., t/a HOT POT GRILL, 7931 Central Avenue, Capitol Heights, 20743.

**NEW - CLASS B (BLX), BEER,
WINE AND LIQUOR**

Carl S. Williams, Managing Member, Russell Thomas, Member, Mark McCain, General Manager Member for a Class B (BLX), Beer, Wine and Liquor for the use of Elite Edge Athletics, L.L.C., t/a Athletic Republic Capitol Region, 6417 Marlboro Pike, District Heights, 20747.

**NEW - CLASS C, BEER, WINE
AND LIQUOR**

Johnny West, Operations Director, for a new Class C, Beer, Wine and Liquor for the use of Artsgroup, Inc., t/a StudioPlace By Artsgroup, 4719 Stamp Road, Temple Hills, 20748.

A hearing will be held at 9200 Basil Court, Room 410, Largo, Maryland 20774, 10:00 a.m., Tuesday, February 26, 2019. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Kelly E. Markomanolakis
Administrative Assistant
January 28, 2019

133056 (2-7,2-14)

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George's

The owner(s) of said vehicle(s) have right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow /storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at anytime within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice waives the owner(s) right of title and interest in the vehicle and is consent of sale / salvage at public auction or salvage facility.

You must reclaim these vehicles by: **02-16-2019**

Please contact the Revenue Authority of Prince George's County at: 301-772-2060.

MCDONALD TOWING
2917 52ND AVENUE
HYATTSVILLE MD 20781
301-864-4133

2005	CADILLAC	FLEETWOOD	MD	8BR2346	1GCB133X14217686
2000	CHEVROLET	PRIZM	MD	6AS2868	1Y1SK5281YZ411560
2003	VOLVO	S80	MD	T619016	YV1TS91Z931308494
2006	CHEVROLET	EXPRESS	MD	2CV1044	1GCHG352561171050
2010	CHRYSLER	SEBRING	MD	3CW6469	1C3CC4FB3AN191197
2006	VOLKSWAGEN	JETTA	MD	5DC9462	3VWRF71K26M749075
2011	CHEVROLET	IMPALA	DC	ES7089	2G1WF5EK7B1287840
2004	CHRYSLER	PACIFICA	MD	2DD4845	2C8GM68424R525682
2004	HONDA	ODYSSEY	MD	1CS6162	5FNRL18814B151063
2005	NISSAN	ALTIMA	MD	6DB3176	1N4AL11D45C153642
1998	HONDA	CIVIC	MD	5DJ5647	2HGEJ6670WH574078

133119 (2-7)

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

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
KATHERINE B WILLIAMS

Notice is given that Karen R Smith, whose address is 15012 Jenkens Ridge Road, Bowie, MD 20721, was on January 9, 2019 appointed Personal Representative of the estate of Katherine B Williams who died on December 28, 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 9th day of July, 2019.

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.

KAREN R SMITH
 Personal Representative

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

Estate No. 112379
 133121 (2-7,2-14,2-21)

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
GLADYS B OTEY

Notice is given that Astrid R Mast, whose address is 1435 Oak Knoll Drive, Cincinnati, OH 45224, was on January 22, 2019 appointed Personal Representative of the estate of Gladys B Otey, who died on January 4, 2019 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 22nd day of July, 2019.

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.

ASTRID R MAST
 Personal Representative

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

Estate No. 112482
 133122 (2-7,2-14,2-21)

LEGALS

**TRUSTEE'S SALE
 OF TIMESHARE INTEREST IN VALUABLE
 IMPROVED REAL ESTATE**

Improved by the premises known as
 250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 01/12/2018, and recorded 03/26/2018, in Liber 40724 at folio 57 among the Land Records of Prince George's County, Maryland against Francis Messa and Mathilda Messa, and by virtue of the power and authority granted by Order of Court, dated 11/05/2018, entered in Civil Case No. CAEF18-14010 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 27, 2019
AT 11:00A.M.

the real property described as follows:

One 1,329,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

133106 (2-7,2-14,2-21)

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

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

**6017 WOODLAND LANE
 CLINTON, MARYLAND 20735-1543**

By virtue of the power and authority contained in a Deed of Trust from George N. Joseph and Estate of Judith A. Joseph, dated October 24, 2014, and recorded in Liber 36465 at folio 541 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

FEBRUARY 19, 2019
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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 17-601734)

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

132954 (1-31,2-7,2-14)

LEGALS

**ASSIGNEE'S SALE
 OF TIMESHARE INTEREST IN VALUABLE
 IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from LUIS A RAMIREZ and ORLEND M RAMIREZ to Wyndham Vacation Resorts, Inc., dated July 15, 2009, and recorded December 23, 2009, in Liber 31280 at folio 509 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 04, 2018, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 27, 2019
AT 11:00A.M.

One 168,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 168,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 12.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

133107 (2-7,2-14,2-21)

LEGALS

ADVERTISEMENT

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

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

Bid/ Proposal #	Description	Bid Opening/ Closing Date & Time	Plan/Spec. Deposit/Cost
C19-030	Airboat and Trailer	Pre-Bid Date: 02/21/19 @ 10:00am Opening Date: 03/07/19 @ 3:00 p.m.	\$5.50

PRINCE GEORGE'S COUNTY SUPPORTS MINORITY BUSINESS PARTICIPATION

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

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

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

—BY AUTHORITY OF—
Rushern L. Baker, III
 County Executive

133117 (2-7)

The
Prince George's
Post
Call (301) 627-0900 Today!

LEGALS

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from GREGORY M HARRINGTON and ANDREA N HARRINGTON to Wyndham Vacation Resorts, Inc., dated March 07, 2015, and recorded May 19, 2015, in Liber 37007 at folio 16 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 04, 2018, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**FEBRUARY 27, 2019
AT 11:00 A.M.**

One 528,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 528,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.82 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

133111 (2-7,2-14,2-21)

LEGALS

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from DONNA L FLENORY to Wyndham Vacation Resorts, Inc., dated November 17, 2015, and recorded February 18, 2016, in Liber 37878 at folio 47 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 04, 2018, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**FEBRUARY 27, 2019
AT 11:00 A.M.**

One 625,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 625,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 15.52 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

133112 (2-7,2-14,2-21)

LEGALS

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from RAVIND JADOONANAN and ASHLEY SAMAROO to Wyndham Vacation Resorts, Inc., dated June 04, 2011, and recorded July 29, 2011, in Liber 32857 at folio 224 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 18, 2018, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**FEBRUARY 27, 2019
AT 11:00 A.M.**

One 84,000/330,785,000 fractional fee simple undivided Standard Vacation Ownership Interest in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the land records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration")

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Biennial Ownership Interest and has been allocated 168,000 Points at the time of purchase for use by the Grantees in Odd year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 17.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

133113 (2-7,2-14,2-21)

The Prince George's Post

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LEGALS**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from BRIAN BARROW and MONIQUE BARROW to Wyndham Vacation Resorts, Inc., dated February 27, 2012, and recorded May 10, 2012, in Liber 33620 at folio 634 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 18, 2018, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**FEBRUARY 27, 2019
AT 11:00 A.M.**

One 105,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 105,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 17.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

133114

(2-7-2-14-2-21)

LEGALS**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from KAREN CANADA to Wyndham Vacation Resorts, Inc., dated December 17, 2016, and recorded March 15, 2017, in Liber 39234 at folio 290 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 18, 2018, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**FEBRUARY 27, 2019
AT 11:00 A.M.**

One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 84,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

133115

(2-7-2-14-2-21)

LEGALS**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from KIMBERLY BROWN and DELORES VALENTINE to Wyndham Vacation Resorts, Inc., dated December 30, 2016, and recorded March 28, 2017, in Liber 39306 at folio 435 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, dated April 18, 2018, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**FEBRUARY 27, 2019
AT 11:00 A.M.**

One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 400,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.41 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

133116

(2-7-2-14-2-21)

The Prince George's Post

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LEGALS

ORDER OF PUBLICATION

SEYED MOSTAFA ABEDIYEH

Plaintiff

v.

FERNCO, LLC

And

MICHAEL KENNETH

And

Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No. 1990738, 18 Election District; Outlot A containing approximately .2711 acres, Oakcrest Homes Map 81, Grid A1, Plat No. A-6769; Assmt \$1,100.00, Liber 15830 Fl. 443; Address Walker Mill Road, Capitol Heights Maryland 20743.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
CASE NO.: CAE 18-14650

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: Walker Mill Road, Capitol Heights, Maryland 20743

Account Number: 18-1990738
Description: Outlot A containing approximately .2711 acres, Oakcrest Homes Map 81, Grid A1, Plat No. A-6769
Assmt: \$1,100.00
Liber / Folio: 15830 / 443
Assessed To: Fernco, LLC, and Kenneth H. Michael

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 14th day of January, 2019, 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 8th day of February, 2019, warning all persons interested in the said properties to be and appear in this Court by the 19th day of March, 2019, 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.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132870 (1-24,1-31,2-7)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

JOAQUIN C CORDOVA
Lakeside National LLC
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6705 DORMAN ST, HYATTSVILLE, MD 20784, Parcel No. 02-0156380

ANY UNKNOWN OWNER OF THE PROPERTY 6705 DORMAN ST, HYATTSVILLE, MD 20784 Parcel No. 02-0156380 in Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43418

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0156380 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

9,632.0000 SQ. FT. & IMPS. RADIANT VALLEY-RE LOT 14 BLK L

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 02-0156380 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132871 (1-24,1-31,2-7)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

CARL M HOWARD
First Nationwide Mortgage Corp.
Don Davis & John Adams
Iverson Village Condominium
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2525 IVERSON ST, CONDO UNIT: 2525, TEMPLE HILLS, MD 20748, Parcel No. 06-0515890

ANY UNKNOWN OWNER OF THE PROPERTY 2525 IVERSON ST, CONDO UNIT: 2525, TEMPLE HILLS, MD 20748 Parcel No. 06-0515890, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43437

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0515890 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 2525. 2,024.0000 SQ. FT. & IMPS. IVERSON VILLAGE CO

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 06-0515890 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132874 (1-24,1-31,2-7)

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132874 (1-24,1-31,2-7)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

PRINCE & ANGELA FLOYD
PRINCE & ANGELA FLOYD
Iverson Courts Condominium
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3852 26TH AVE, CONDO UNIT: A, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0491993

ANY UNKNOWN OWNER OF THE PROPERTY 3852 26TH AVE, CONDO UNIT: A, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0491993, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43438

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0491993 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,260.0000 SQ. FT. & IMPS. IVERSON COURTS CON

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 06-0491993 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132875 (1-24,1-31,2-7)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

FRANK E GODFREY JR
Huntley Square Condominium Inc.
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3325 HUNTLEY SQUARE DR CONDO UNIT: 3325 T-2, TEMPLE HILLS, MD 20748, Parcel No. 12-1272400

ANY UNKNOWN OWNER OF THE PROPERTY 3325 HUNTLEY SQUARE DR CONDO UNIT: 3325 T-2, TEMPLE HILLS, MD 20748 Parcel No. 12-1272400, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43730

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1272400 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 3325-T-2 T-DT S / B 08 / 23 / 04 L20188 F295. 2,023.0000 SQ. FT. & IMPS. HUNTLEY SQUARE CON

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 12-1272400 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132876 (1-24,1-31,2-7)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

CHRIST APSTLC CH AMER CHPL
RDM
CHRIST APSTLC CH AMER CHPL
RDM
First National Bank of PA
First National Bank of PA
Rachel Gifford
Laurel Pines Prof. Building Condo.
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14333 LAUREL BOWIE RD CONDO UNIT: 104, LAUREL, MD 20708-0000, Parcel No. 10-1020361

ANY UNKNOWN OWNER OF THE PROPERTY 14333 LAUREL BOWIE RD CONDO UNIT: 104, LAUREL, MD 20708-0000 Parcel No. 10-1020361, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43433

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1020361 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

BLDG 2 UNIT 10 4. 2,850.0000 SQ. FT. & IMPS. LAUREL PINES PROFE

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 10-1020361 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132877 (1-24,1-31,2-7)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

RONALD J BERRY
Huntley Square Condominium Inc.
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3322 HUNTLEY SQUARE DR CONDO UNIT: 3322 A-2, TEMPLE HILLS, MD 20748, Parcel No. 12-1273200

ANY UNKNOWN OWNER OF THE PROPERTY 3322 HUNTLEY SQUARE DR CONDO UNIT: 3322 A-2, TEMPLE HILLS, MD 20748 Parcel No. 12-1273200, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43731

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1273200 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 3322-A-2. 2,023.0000 SQ. FT. & IMPS. HUNTLEY SQUARE CON

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 12-1273200 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132878 (1-24,1-31,2-7)

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

JAMES R & FLOYD W MAKLE
Maryland Bank and Trust
Company
John Daugherty and Paul Bailey
Estate of James Makle
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 15200 BRANDYWINE RD, BRANDYWINE, MD 20613, Parcel No. 11-1151497

ANY UNKNOWN OWNER OF THE PROPERTY 15200 BRANDYWINE RD, BRANDYWINE, MD 20613 Parcel No. 11-1151497, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43431

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 11-1151497 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PT LOT 2 EQ 1. 9141 AC. 1.9100 ACRCES. & IMPS. HOWARD PROCTORS SU LOT 2

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 11-1151497 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132879 (1-24,1-31,2-7)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

MOMOH MASSAQUOI
MOMOH MASSAQUOI
CAPITAL RESOURCE & DVLPMT
LLC
Hunter Piel & Scott Wheat
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9605 FRANKLIN AVE, LANHAM, MD 20706, Parcel No. 20-2279776

ANY UNKNOWN OWNER OF THE PROPERTY 9605 FRANKLIN AVE, LANHAM, MD 20706 Parcel No. 20-2279776, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43735

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2279776 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,029.0000 SQ. FT. & IMPS. SEABROOK-STEELES A LOT 3 BLK T

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 20-2279776 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132880 (1-24,1-31,2-7)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

WILLIAM J MILLER
WILLIAM J. MILLER
London Woods Community Assoc.
ESTATE OF WILLIAM JEFFREY
MILLER
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1107 CASTLEHAVEN CT, CAPITOL HEIGHTS, MD 20743, Parcel No. 18-2025534

ANY UNKNOWN OWNER OF THE PROPERTY 1107 CASTLEHAVEN CT, CAPITOL HEIGHTS, MD 20743 Parcel No. 18-2025534, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division
Case No.: CAE 18-43732

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2025534 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,500.0000 SQ. FT. & IMPS. LONDON WOODS LOT 16-5

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

It is thereupon this 14th day of January 2019, by the Circuit Court for Prince Georges County, 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 once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of March 2019, and redeem the property with Parcel Identification Number 18-2025534 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:
Mahasin El Amin, Clerk
132881 (1-24,1-31,2-7)

ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

v.

Kareytis Martinez
Kareytis Martinez
The Pines Community Assoc. Inc.
Unknown Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10250 PRINCE PL CONDO UNIT: 24-207, UPPER MARLBORO, MD 20774-0000, Parcel No. 13-1401942

ANY UNKNOWN OWNER OF THE PROPERTY 10250 PRINCE PL CONDO UNIT: 24-207, UPPER MARLBORO, MD 2

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