

LEGALS

ZONING HEARINGS

ZONING HEARINGS ON THE FOLLOWING APPLICATIONS WILL BE HELD BY THE ZONING HEARING EXAMINER ON

WEDNESDAY, MAY 15, 2019

ZONING HEARING EXAMINER'S OFFICE
SUITE L-205
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD.
AT 9:30 A.M.

AUTHORIZATION TO BUILD WITHIN RIGHT-OF-WAY: PISCATAWAY (5) ELECTION DISTRICT:

Application of Cherry Associates, L.P., Applicant, for request to build within the ultimate right-of-way, of Old Indian Head Highway (MD 210), the property containing approximately 0.545 acres of land, zoned C-S-C, located on the southeast quadrant of the intersection of Maryland Route 210 (Indian Head Highway) and Old Fort Road within the Potomac Village Shopping Center, also identified as 12790 Old Fort Road, Fort Washington, Maryland.

By Order of the County Council
Prince George's County, Md.
Todd M. Turner, Chair

Attest:
Redis C. Floyd
Clerk of the Council

133759 (4-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

RUTA HAILE
10249 Prince Place
Unit 202
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-41261

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10249 Prince Place, Unit 202, 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 29th day of April, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$76,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133802 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

REBECCA COKER
OMOTAYO COKER
6075 64th Avenue
Unit 5
Riverdale, MD 20737

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-05027

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6075 64th Avenue, Unit 5, Riverdale, MD 20737, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$134,750.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133803 (4-11,4-18,4-25)

NOTICE

IN THE MATTER OF:
Roxana White

FOR THE CHANGE OF
NAME TO:
Roxanne White

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-08897

A petition has been filed to change the name of Roxana White to Roxanne White.

The latest day by which an objection to the petition may be filed is April 29, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
133822 (4-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

BARBIE J. POWELL
8611 Ridgevale Avenue
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-21867

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8611 Ridgevale Avenue, 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 29th day of April, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$381,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133804 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

TYJUAN E. WILSON, JR.
TANYA T. TOWNSEND-WILSON
6903 Greenboro Lane
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-44235

Notice is hereby given this 3rd day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6903 Greenboro 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 3rd day of May, 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 3rd day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$238,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133826 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JULIA M. ATKOCIUS
2602 Lorrington Drive
Forestville, MD 20747

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-42727

Notice is hereby given this 3rd day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2602 Lorrington Drive, Forestville, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$199,950.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133831 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ANDERSON TELISMOND
13805 Edwall Drive
Upper Marlboro, MD 20772

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-37073

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13805 Edwall Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$174,800.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133805 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

HAROLD A. WARE
919 Comanche Drive
Oxon Hill, MD 20745

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-42731

Notice is hereby given this 3rd day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 919 Comanche Drive, 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 3rd day of May, 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 3rd day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$183,500.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133827 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

WILLIAM F A HOWARD
1734 Forest Park Drive
District Heights, MD 20747

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-05109

Notice is hereby given this 3rd day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1734 Forest Park Drive, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2019.

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

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133832 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

OKGA DANESHPAYEH
UMUT DANE DANESHPAYEH
2510 Brandy Lane
Accokeek, MD 20607

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-32344

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2510 Brandy Lane, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$353,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133806 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

WANDA R. FORD
349 Possum Court
Capitol Heights, MD 20743

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-41214

Notice is hereby given this 3rd day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 349 Possum Court, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$167,200.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133828 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

JOHN D. WIGGLESWORTH
6510 Livingston Road
Oxon Hill, MD 20745

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-23874

Notice is hereby given this 4th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6510 Livingston Road, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of May, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of May, 2019.

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

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133835 (4-11,4-18,4-25)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ALONZA D. ROBERTS
SARA J. ROBERTS
6700 Hillcroft Place
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-39118

Notice is hereby given this 3rd day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6700 Hillcroft Place, 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 3rd day of May, 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 3rd day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$221,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133824 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ELVIS XAVIER CASTILLO
904 Nichols Drive
Laurel, MD 20707

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-37315

Notice is hereby given this 3rd day of April, 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 Nichols Drive, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$250,800.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133829 (4-11,4-18,4-25)

ERICA T. DAVIS
1401 ROCKVILLE PIKE STE. 650
ROCKVILLE, MD 20852
301-738-7685

Substitute Trustees,
Plaintiffs

vs.

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAURICE ROBERSON

Notice is given that Mamie Robinson, whose address is 2000 Wolf Street, Fort Washington, MD 20744, was on March 13, 2019 appointed Personal Representative of the estate of Maurice Roberson, who died on November 6, 1999 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 13th day of September, 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.

MAMIE ROBINSON
Personal Representative

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

Estate No. 112451
133709 (3-28,4-4,4-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

NGOC ANH-THI DO
TRONG C. DO
8512 Locust Grove Drive
Laurel, MD 20707

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-44572

Notice is hereby given this 3rd day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8512 Locust Grove Drive, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$375,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
133825 (4-11,4-18,4-25)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 1

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

**10124 DUBARRY ST.
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust dated February 28, 2007 and recorded in Liber 27411, Folio 562 among the Land Records of Prince George's County, MD, with an original principal balance of \$284,000.00, 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

APRIL 23, 2019 AT 11:05 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. 163752-4)

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

133734 (4-4,4-11,4-18)

**CITY OF DISTRICT HEIGHTS, MARYLAND
ORDINANCE NO. DH 19-02**

AN ORDINANCE of the Mayor and Commissioners of the City of District Heights, Maryland, correcting the prior amendment the Ethics Ordinance and amending the City's ethics provisions to conform to recent updates to State law as to financial reporting and conflicts of interest.

SECTION I: WHEREAS, Maryland Code, §§ 5-801, et seq., of the General Provisions Article requires municipal corporations to enact ethics laws and requires that the State Ethics Commission approve all municipal ethics ordinances; and

WHEREAS, the Maryland General Assembly enacted House Bill 879 during the 2017 legislative session, which added new laws to the Maryland Public Ethics Law and requires local governments to incorporate certain changes into their respective ethics ordinances; and

WHEREAS, the Mayor and Commissioners of the City of District Heights, Maryland, deem it necessary and in the public interest to amend Article XVI to comply with the State-mandated ethics code requirements; and

WHEREAS, the City of District Heights, Maryland inadvertently implemented incorrect language through the adoption of Ordinance DH 18-01, the prior amendment to the Ethics Ordinance intended to achieve the aforementioned goals; and,

WHEREAS, it is necessary to replace the language of DH 18-01 in its entirety in order to correct the error, the Ethics Ordinance is hereby amended in accordance with the language intended by the Mayor and Commissioners of the City of District Heights, Maryland, to correct the inadvertently implemented language of DH 18-01; and, to include the provisions required under the General Assembly's aforementioned 2017 legislation.

Introduced: February 26, 2019
Adopted: April 04, 2019
Ordinance Effective: April 24, 2019

133841 (4-11)

NOTICE

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

Plaintiffs

vs.

Joycelyn Estrada
Defendant

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

CIVIL NO. CAEF 18-44174

ORDERED, this 28th day of March, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7002 Emerson Street, Hyattsville, Maryland 20784 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of April, 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 29th day of April, 2019, next.

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

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

True Copy—Test:
Mahasin El Amin, Clerk

133756 (4-4,4-11,4-18)

NOTICE

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

Plaintiffs

vs.

Ezenwanyi E. Ahaghotu
Defendant

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

CIVIL NO. CAEF 17-09943

ORDERED, this 28th day of March, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2707 Enterprise Road, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of April, 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 29th day of April, 2019, next.

The report states the amount of sale to be \$296,400.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

133755 (4-4,4-11,4-18)

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

**9702 FRANKLIN AVE.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated April 23, 2008 and recorded in Liber 29833, Folio 102 among the Land Records of Prince George's County, MD, with an original principal balance of \$255,977.00, 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

APRIL 30, 2019 AT 11:06 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. 66372-2)

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

133772 (4-11,4-18,4-25)

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

**6108 PLUM WAY
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated November 14, 2014 and recorded in Liber 36621, Folio 642 among the Land Records of Prince George's County, MD, with an original principal balance of \$245,373.00, 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

APRIL 30, 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 \$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. 301044-1)

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

133774 (4-11,4-18,4-25)

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

**12214 QUADRILLE LA.
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated July 7, 2005 and recorded in Liber 23170, Folio 674 among the Land Records of Prince George's County, MD, with an original principal balance of \$490,200.00, 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

APRIL 30, 2019 AT 11:07 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 \$42,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. 326952-1)

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

133773 (4-11,4-18,4-25)

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

**8707 SEASONS WAY, UNIT #8B
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated February 17, 2005 and recorded in Liber 21806, Folio 257 among the Land Records of Prince George's County, MD, with an original principal balance of \$135,000.00, 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

APRIL 30, 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 described as Unit number 8B in the project known as "Four Seasons Condominium, Winter One" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. 333223-1)

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

133776 (4-11,4-18,4-25)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, APRIL 16, 2019
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

2:00 P.M.

Notice is hereby given that on Tuesday, April 16, 2019, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-18-2019 - A RESOLUTION CONCERNING THE 2008 WATER AND SEWER PLAN (DECEMBER 2018 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2008 Water and Sewer Plan.

Basin and Number	Approximate Location	Zoning Acres	Existing Category	Requested Category
Parkway				
18/PW-01 Emmanuel Baptist Church of South Laurel District 1	Requesting a waiver to the Water and Sewer Plan to allow for increased capacity of an existing interim system in a publicly designated category that will accommodate proposed expansion of the existing . sanctuary 15 A-4, Lot 1	R-R 4.45	3	N/A*
Western Branch				
18/W-05 Trinity Lutheran Church District 4	Existing church connected to public sewer via the City of Bowie Public Works. 37 E-4, Parcel A	R-E 4.98	\$5	\$3
18/W-06 Cresthill Baptist Church District 4	Existing church connected to public sewer via the City of Bowie Public Works. 37 E-4, Parcel A	R-E 6.9	\$5	\$3
18/W-07 The Redeemed Christian Church of God District 4	60,000 SF two-story church building, with proposed seating capacity of 1,200 – 2,000. 62 E-2, Parcels 19, 37, 71 & Lot 1.	R-E 28.73	5	4
18/W-08 Waste Management Maintenance Facility District 6	25,320 SF two-story building for expanded office and administrative space. 82 E-3, Parcel 202	I-1 I-2 7.77	\$5	\$4
18/W-09 Sampson Residence Evergro Landscaping District 4	Requesting a waiver to the Water and Sewer Plan; use of an interim well at the occupied residence. 45 D-2, Parcel 119	O-5 4.49	3	N/A*
Piscataway				
18/P-04 Bharat Darshan Brandywine Temple District 9	9,000 SF worship facility/ temple with seating capacity of 300. 144 F-2, Parcels 29 & 48	C-O 14.18	5	4
Mattawoman				
18/M-02 Schraf Property District 9	10,000 SF retail space and 175,000 SF consolidated storage facility consisting of two buildings. 155 A-1, Parcel 14	I-1 9.8	5	4

*The applicant is requesting a waiver to the Water and Sewer Plan to use an interim system in a publicly-designated category

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

Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Todd M. Turner, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

133693 (4-4-4-11)

COUNTY COUNCIL HEARINGS

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

APRIL 16, 2019
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

2:00 P.M.

Notice is hereby given that on Tuesday, April 16, 2019 the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-20-2019 - A RESOLUTION CONCERNING THE CREATION OF A FOOD TRUCK HUB AT STREETCAR 82 BREWING COMPANY IN THE CITY OF HYATTSVILLE for the purpose of authorizing the creation of a Food Truck Hub at Streetcar 82 Brewing Company in the City of Hyattsville.

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

Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County business.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Todd M. Turner, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

133692 (4-4-4-11)

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

11313 LAURELWALK DR.
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated February 2, 2007 and recorded in Liber 27399, Folio 654 among the Land Records of Prince George's County, MD, with an original principal balance of \$164,050.01, 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

APRIL 23, 2019 AT 11:18 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 170, Cluster 21, in "Applewalk 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 \$14,000 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. 330034-1)

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

133746 (4-4-4-11,4-18)

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

5735 EUCLID ST.
HYATTSVILLE A/R/T/A CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated November 15, 2004 and recorded in Liber 20997, Folio 217 among the Land Records of Prince George's County, MD, with an original principal balance of \$267,750.00, 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

APRIL 23, 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 \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. 334588-1)

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

133748 (4-4-4-11,4-18)

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

4307 WILL ST.
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 21, 2003 and recorded in Liber 17454, Folio 721 among the Land Records of Prince George's County, MD, with an original principal balance of \$133,247.00, 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

APRIL 23, 2019 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$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. 330008-1)

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

133747 (4-4-4-11,4-18)

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

APRIL 23, 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 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

133744 (4-4-4-11,4-18)

LEGALS

The Prince George's Post Newspaper

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301-627-0900

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LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCIS JEROME COUNTISS JR

Notice is given that Marc A Countiss, whose address is 7530 Abbington Drive, Oxon Hill, MD 20745 was on March 14, 2019 appointed Personal Representative of the estate of Francis Jerome Countiss Jr, who died on February 26, 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 shall file their objections with the Register of Wills on or before the 14th day of September, 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.

MARC A COUNTISS
Personal Representative

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

Estate No. 112982
133848 (4-11,4-18,4-25)

Steven Hoofnagle, Esq.
165 Log Canoe Circle, Suite I
Stevensville, MD 21666
410-643-1823

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LAURA A. FLEET

Notice is given that Angela Minor, whose address is 1101 Pennsylvania Ave., NW, Suite 300, Washington, DC 20020 and Steven Hoofnagle, whose address is 165 Log Canoe Circle, Suite I, Stevensville, MD 21666, were on March 21, 2019 appointed co-personal representatives of the small estate of Laura A. Fleet who died on February 8, 2019 with a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned co-personal representatives or file 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 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 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.

ANGELA MINOR
STEVEN HOOFNAGLE
Co-Personal Representatives

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

Estate No. 113054
133851 (4-11)

LINDA M BROWN
14405 LAUREL PLACE, SUITE 316
LAUREL, MD 20707
240-264-6087

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCIS JACKSON ALLEN

Notice is given that Richard Lewis Allen, whose address is 1722 Linkwood Lane, Crofton, MD 21114 was on December 10, 2018 appointed Personal Representative of the estate of Francis Jackson Allen, who died on November 13, 2018 with a will.

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

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

RICHARD LEWIS ALLEN
Personal Representative

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

Estate No. 112110
133849 (4-11,4-18,4-25)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DELILAH J ROSS

Notice is given that Gary H Ross Jr, whose address is 808 Booker Drive, Capitol Heights, MD 20743 was on March 18, 2019 appointed Personal Representative of the estate of Delilah J Ross, who died on October 14, 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 September, 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.

GARY H ROSS JR
Personal Representative

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

Estate No. 113016
133850 (4-11,4-18,4-25)

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 any time 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 05/03/2019.

Please contact the Revenue Authority of Prince George's County at: 301-772-2060.

ANA TOWING
7820 MARLBORO PIKE
FORESTVILLE, MD. 20747
(301) 736-7703

2005 VOLKSWAGEN PASSAT WVWYU63B85E124681

CHARLEY'S CRANE SERVICES
8613 OLD ARDMORE RD
LANDOVER MD 20785
301-773-7670

1999 NISSAN	PATHFINDER	JN8AR05Y1XW323803
2004 CHEVROLET	TAHOE	1GNEK13Z14159939
2003 SATURN	VUE	MD 8DE9069 5GZCZ23D735864273
2005 FORD	ESCAPE	MD 1CK2805 1FMCU93175KC93252
2002 CHEVROLET	TAHOE	1GNEK13Z72J137389

MCDONALD TOWING
2917 52ND AVENUE
HYATTSVILLE MD 20781
301-864-4133

2004 NISSAN	ALTIMA	MD 3DC4969	IN4AL11D54C165409
2002 NISSAN	ALTIMA	MD 8BV7039	IN4AL11E82C197096
2016 NISSAN	MAXIMA	DC FE5881	IN4AL3AP6GC122434
1998 PLYMOUTH	GRAND DC	CR5940	1P4GP44G4WB647471
2004 VOLKSWAGEN	VOYAGER		
	JETTA	MD 7CW6362	3VWRA69M04M021055

133852 (4-11)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BEVERLY JEAN LAW

Notice is given that Shelly Gardner, whose address is 5903 Elsie Court, Clinton, MD 20735 was on March 05, 2019 appointed Personal Representative of the estate of Beverly Jean Law, 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 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 5th day of September, 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.

SHELLY GARDNER
Personal Representative

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

Estate No. 112342
133846 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF EULA M MALLOY

Notice is given that James E Malloy, whose address is 6513 Hillwood Drive, Riverdale, MD 20737 was on March 04, 2019 appointed Personal Representative of the estate of Eula M Malloy, who died on February 25, 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 shall file their objections with the Register of Wills on or before the 4th day of September, 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 E MALLOY
Personal Representative

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

Estate No. 112855
133847 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.
LATOYA D. JONES
1111 Baybury Drive
Unit # 6-202
Bowie, MD 20721

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-07938

Notice is hereby given this 8th day of April, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1111 Baybury Drive, Unit # 6-202, 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 8th day of May, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$90,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133844 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.
LOSA M. SANDERS-TODD
14611 London Lane
Bowie, MD 20715

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-01775

Notice is hereby given this 28th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14611 London Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$206,250.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
133754 (4-4,4-11,4-18)

*Your Newspaper
of Legal Record
301-627-0900*

LEGALS

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,

v.

URI ELFASI
Highland Condo. at Landover Station
Prince George's County Dept. of Law
Prince Georges County, Maryland Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6962 HAWTHORNE ST CONDO UNIT: 6962, LANDOVER, MD 20785, Parcel No. 13-3853587

ANY UNKNOWN OWNER OF THE PROPERTY 6962 HAWTHORNE ST CONDO UNIT: 6962, LANDOVER, MD 20785 Parcel No. 13-3853587, 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 18-43723

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3853587 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,641.0000 SQ.FT. & IMPS. HIGHLAND CONDO AT

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

It is thereupon this 1st day of April 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 4th day of June 2019, and redeem the property with Parcel Identification Number 13-3853587 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
133795 (4-11,4-18,4-25)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,

v.

URI ELFASI
Highland Condo. at Landover Station
Prince George's County Dept. of Law
Prince Georges County, Maryland Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6960 HAWTHORNE ST CONDO UNIT: 6960, LANDOVER, MD 20785, Parcel No. 13-3853579

ANY UNKNOWN OWNER OF THE PROPERTY 6960 HAWTHORNE ST CONDO UNIT: 6960, LANDOVER, MD 20785 Parcel No. 13-3853579, 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 18-43722

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3853579 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,641.0000 SQ.FT. & IMPS. HIGHLAND CONDO AT

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

It is thereupon this 1st day of April 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 4th day of June 2019, and redeem the property with Parcel Identification Number 13-3853579 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
133798 (4-11,4-18,4-25)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,

v.

URI ELFASI
Department of Housing & Urban Dev.
Department of Housing & Urban Dev.
Highland Condo. at Landover Station
Prince George's County Dept. of Law
Prince Georges County, Maryland Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6968 HAWTHORNE ST CONDO UNIT: 6968, LANDOVER, MD 20785, Parcel No. 13-3853611

ANY UNKNOWN OWNER OF THE PROPERTY 6968 HAWTHORNE ST CONDO UNIT: 6968, LANDOVER, MD 20785 Parcel No. 13-3853611, 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 18-43712

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3853611 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,641.0000 SQ.FT. & IMPS. HIGHLAND CONDO AT

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

It is thereupon this 1st day of April 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 4th day of June 2019, and redeem the property with Parcel Identification Number 13-3853611 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
133796 (4-11,4-18,4-25)

Request for Proposals for Housing Choice Voucher Project Based Vouchers

The Housing Authority of Prince George's County (HAPGC) is inviting nonprofit, for profit property owners and developers to submit proposals for consideration of the provision of Housing Choice Voucher Project Based Assistance for mobility accessible units. Under the Project Based Voucher (PBV) program, the subsidy will be attached to specific units for an original contact term of up to 15 years.

Under this Request for Proposal (RFP) and subject to funding availability, HAPGC will provide up to forty-nine (49) vouchers for project-based assistance for mobility accessible units with two (2) bedrooms or more. The project-based vouchers will be available to new construction projects, rehabilitation projects and existing properties.

Copies of the Request for Proposals will be available on April 11, 2019 at the Housing Authority's Central office located at 9200 Basil Court, Suite 500, Largo, Maryland 20774 and on the HAPGC website ha.mypgc.us.

Questions and inquiries must be submitted in writing and received no later than 5:00 p.m., April 18, 2019. Questions may be emailed to Estella Alexander at alexander@co.pg.md.us. Responses will be posted on the website no later than April 25, 2019.

Proposals are due by 3:00 p.m. on May 9, 2019.

133839 (4-11)

NOTICE

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

SHARION GARNER
9602 Rose View Court
Upper Marlboro, MD 20772
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-44234

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9602 Rose View 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 29th day of April, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$300,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD

True Copy—Test:
Mahasin El Amin, Clerk
133799 (4-11,4-18,4-25)

ORDER OF PUBLICATION

THORNTON MELLON LLC
Plaintiff,

v.

URI ELFASI
Citibank NA
Citibank NA
B. George Ballman & Thomas Gibbons
Highland Condo. at Landover Station
Prince George's County Dept. of Law
Prince Georges County, Maryland Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6914 HAWTHORNE ST CONDO UNIT: 6914, LANDOVER, MD 20785, Parcel No. 13-3853348

ANY UNKNOWN OWNER OF THE PROPERTY 6914 HAWTHORNE ST CONDO UNIT: 6914, LANDOVER, MD 20785 Parcel No. 13-3853348, 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 18-43721

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3853348 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 6914 2,641.0000 SQ.FT. & IMPS. HIGHLAND CONDO AT

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

It is thereupon this 1st day of April 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 4th day of June 2019, and redeem the property with Parcel Identification Number 13-3853348 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
133797 (4-11,4-18,4-25)

NOTICE

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

WARREN J. REESE
708 Green Willow Place
Landover, MD 20785
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-44165

Notice is hereby given this 29th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 708 Green Willow Place, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of April, 2019, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of April, 2019.

The report states the purchase price at the Foreclosure sale to be \$206,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD

True Copy—Test:
Mahasin El Amin, Clerk
133800 (4-11,4-18,4-25)

LEGALS

NOTICE

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

vs.

MICHAEL LINTON-WARREN
PEARL M. GARCIA-WARREN
10101 Kathleen Drive
Fort Washington, MD 20744
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-12352

Notice is hereby given this 22nd day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10101 Kathleen Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of April, 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 April, 2019.

The report states the purchase price at the Foreclosure sale to be \$123,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133688 (3-28,4-4-11)

*Serving Prince
George's County
Since 1932*

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
JACOB HENRY THOMAS**
Estate No.: 112898

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Brenda F. Thomas for judicial probate of the will dated 10/03/2017 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on **May 14, 2019 at 9:30 AM.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
133845 (4-11,4-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ERNESTYNE H WATKINS

Notice is given that Charmonte N Watkins, whose address is 19039 Highstream Drive, Germantown, MD 20874, was on February 21, 2019 appointed Personal Representative of the estate of Ernestyne H Watkins who died on February 11, 2019 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 21st day of August, 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.

CHARMONTE N WATKINS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 112734
133707 (3-28,4-4-11)

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
MSIFB: S19-001A	Overhead Door Maintenance and Repair Services	Pre-Bid Conference: 04/18/19 @ 2:00 p.m. Closing Date: 05/03/2019 @ 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—
Angela D. Alsobrooks
County Executive

133842 (4-11)

NOTICE

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

vs.

FELICIA AJAYI
PAUL AJAYI
4311 Powder Mill Road
Beltsville, MD 20705
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-39175

Notice is hereby given this 22nd day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4311 Powder Mill Road, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of April, 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 April, 2019.

The report states the purchase price at the Foreclosure sale to be \$283,500.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133687 (3-28,4-4-11)

NOTICE

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

vs.

DENISE YVETTE TUCKER
4606 Governor Kent Court
Unit 471
Upper Marlboro, MD 20772
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-41215

Notice is hereby given this 22nd day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4606 Governor Kent Court, Unit 471, 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 22nd day of April, 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 April, 2019.

The report states the purchase price at the Foreclosure sale to be \$185,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133686 (3-28,4-4-11)

THIS COULD BE YOUR AD!

Call 301-627-0900

for a quote.

LEGALS

The Housing Authority of Prince George's County (HAPGC) is issuing a Request for Qualifications (RFQ) seeking responses from qualified firms and individuals with demonstrated experience in mixed finance development and an interest in a developer/co-developer relationship for the purpose of redevelopment/development of various HAPGC-owned properties.

The General Deputy Assistant Secretary for Public and Indian Housing issued Notice PIH 2018-04 (HA) in November of 2018 stating that the United States Department of Housing and Community Development (HUD) is focusing on the repositioning of public housing by providing PHAs with additional flexibilities, allowing communities to develop locally appropriate strategies to preserve affordable housing via Section 18 of the Housing Act. HAPGC is interested in pursuing strategies to upgrade and expand its public housing portfolio and is seeking development partners to assist in this effort.

The Housing Authority of Prince George's County owns and operates five (5) conventional public housing sites that could be eligible for consideration for repositioning:

- Owens Road (123 units)
- Marlborough Towne (63 units)
- Kimberly Gardens (50 units)
- Cottage City Towers (100 units)
- Rolling Crest Village (40 units)

Copies of the Request for Qualifications will be available on April 11, 2019 at the Housing Authority's Central office located at 9200 Basil Court, Suite 500, Largo, Maryland 20774 and on the HAPGC website ha.mypgc.us.

Questions and inquiries must be submitted in writing and received no later than 5:00 p.m., April 25, 2019. Questions may be emailed to Sharon Land at srland@co.pg.md.us. Responses will be posted on the website no later than May 2, 2019. Proposals are due by 3:00 p.m. on May 9, 2019.

The HAPGC expects to submit our Section 18 Disposition application to HUD for the site(s) identified for repositioning by the current deadline on June 30, 2019. If you are interested in assisting the HAPGC, please submit an original and three (3) copies of your response to Ms. Sharon R. Land, Deputy Director, Housing Authority of Prince George's County, 9200 Basil Court, Suite 500, Largo, Maryland 20774 by 3:00 PM EDT May 9, 2019. If you have any questions, please contact Ms. Land at 301-883-5531.

Thank you in advance for your interest in working with the HAPGC.

Estella Alexander
Acting Executive Director

133843 (4-11)

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

6203 S. OSBORNE RD.
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated June 10, 2005 and recorded in Liber 22845, Folio 9 among the Land Records of Prince George's County, MD, with an original principal balance of \$359,650.00, 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

APRIL 23, 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" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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. 325369-1)

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

133740 (4-4-11,4-18)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

15006 GREEN WING TERRACE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Adria M. Nelson, dated July 18, 2014, and recorded in Liber 36195 at folio 301 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

**APRIL 16, 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603880)

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

133617 (3-28,4-4,4-11)

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

13106 WELLFORD DR.
BELTSVILLE A/R/T/A CALVERTON, MD 20705

Under a power of sale contained in a certain Deed of Trust dated June 12, 1998 and recorded in Liber 12281, Folio 334 among the Land Records of Prince George's County, MD, with an original principal balance of \$137,526.00, 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

APRIL 23, 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 \$11,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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. 162628-1)

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

133741 (4-4-11,4-18)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

1220 FIRTH OF LORNE CIRCLE
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Estate of Linda Holomah and Estate of Magnolia Burton, dated March 4, 2013, and recorded in Liber 34618 at folio 452 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

**APRIL 23, 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 \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 18-603176)

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

133697 (4-4,4-11,4-18)

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

14026 BRIARWOOD DR.
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated December 22, 2005 and recorded in Liber 23906, Folio 584 among the Land Records of Prince George's County, MD, with an original principal balance of \$360,000.00, 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

APRIL 23, 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 \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. 300753-1)

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

133742 (4-4-11,4-18)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

1005 CHILLUM ROAD
N/A
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Sylvia M. Matamoros, dated March 1, 2007, and recorded in Liber 27605 at folio 043 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

**APRIL 16, 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 \$10,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.5% 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 # 18-603561)

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

133616 (3-28,4-4,4-11)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**7111 GOBLET WAY
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated January 25, 2007 and recorded in Liber 27202, Folio 181 among the Land Records of Prince George's County, MD, with an original principal balance of \$200,000.00, 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

APRIL 23, 2019 AT 11:15 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. 336297-1)

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

133743 (4-4-11,4-18)

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

**15524 NORGE CT.
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated October 20, 2004 and recorded in Liber 20907, Folio 502 among the Land Records of Prince George's County, MD, with an original principal balance of \$135,909.92, 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

APRIL 16, 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 \$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. 161954-2)

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Howard N. Bierman, Carrie M. Ward, et al.,
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410-828-4838

133633 (3-28,4-4,4-11)

LEGALS

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(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**146 DAIMLER DR., UNIT #87
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated February 28, 2007 and recorded in Liber 27469, Folio 381 among the Land Records of Prince George's County, MD, with an original principal balance of \$184,000.00, 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

APRIL 16, 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 described as Unit 87 in the "Central Park 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 \$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 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. 328439-1)

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

ALEX COOPER AUCTS., INC.
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410-828-4838

133630 (3-28,4-4,4-11)

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Rockville, MD 20852
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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5004 SOMERSET RD.
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust dated May 24, 2002 and recorded in Liber 15876, Folio 73 among the Land Records of Prince George's County, MD, with an original principal balance of \$168,100.00, 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

APRIL 16, 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order 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. 332973-1)

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

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

133634 (3-28,4-4,4-11)

LEGALS

**AVISO DE REUNIÓN COMUNITARIA PÚBLICA
SOBRE EL
ANÁLISIS DE IMPEDIMENTOS A LA ELECCIÓN JUSTA DE
VIVIENDA (ACTUALIZACIÓN 2019) DEL
DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO
DEL CONDADO PRINCE GEORGE'S
Y LA CIUDAD DE BOWIE**

El Departamento de Vivienda y Desarrollo Comunitario del Condado Prince George's (o DHCD) y la Ciudad de Bowie están actualizando el "Análisis de Impedimentos a la Elección Justa de Vivienda (o AI)," originalmente preparado y presentado al Departamento de Vivienda y Desarrollo Comunitario de los Estados Unidos (o HUD) en 2012, y por este medio solicita comentarios públicos de residentes del Condado y de la Ciudad de Bowie.

La actualización del AI incluirá una reseña del progreso que el Condado Prince George's y la Ciudad de Bowie han logrado hacia la implementación de Plan de Acción de Vivienda Justa, según descrito en el AI del año 2012. Una vez que se haya completado, la actualización del AI se entregará al HUD durante el verano de 2019.

El propósito de la reunión pública es ofrecer a los ciudadanos la oportunidad de abordar el tema y comentar sobre el progreso del Condado y la Ciudad en cuanto a expandir la elección de vivienda para miembros de las clases protegidas desde el 2012. Se le invita al público a que asista y participe en esta conversación.

Reunión Comunitaria Pública

Dirección: 9200 Basil Court, 4o Piso, Sala 410, Largo, MD 20774

Fecha: Miércoles, 24 de abril de 2019

Hora: 6:00PM – 8:00PM

Servicios de intérprete, incluyendo lenguaje de señas para sordomudos, pueden estar disponibles. Para solicitar dichos servicios, contacte al Departamento de Vivienda y Desarrollo Comunitario al (301) 883-5540 o TTY (301) 883-5428.

También se pueden enviar comentarios por escrito al Departamento de Vivienda y Desarrollo Comunitario, a 9200 Basil Court, Suite 500, Largo, Maryland 20774. Para más información, por favor contacte a Estrella Alexander, Directora Interina, al (301) 883-3467.

El Condado Prince George's promueve de manera afirmativa la igualdad de oportunidades y no discrimina con base en la raza, el color, el sexo, la religión, el origen étnico o nacional, discapacidad, o estatus familiar status en la admisión o el acceso a los beneficios de programa o actividades.

Por Autoridad de:
Estrella Alexander, Directora Interina
Departamento de Vivienda y Desarrollo Comunitario del Condado Prince George's
9200 Basil Court, Suite 500, Largo, Maryland 20774
Fecha: 11 de abril, 2019

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**7409 CASTLE ROCK DR.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated September 25, 2006 and recorded in Liber 27002, Folio 121 among the Land Records of Prince George's County, MD, with an original principal balance of \$408,000.00, 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

APRIL 16, 2019 AT 11:18 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 \$45,000 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. 326627-1)

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

133635 (3-28,4-4,4-11)

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

**6014 SOUTH HIL MAR CIR.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated July 26, 2006 and recorded in Liber 25793, Folio 149 among the Land Records of Prince George's County, MD, with an original principal balance of \$196,000.00, 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

APRIL 16, 2019 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$16,000 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. 139446-1)

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

133636 (3-28,4-4,4-11)

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

**5712 JANICE LA.
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated September 20, 2006 and recorded in Liber 27717, Folio 114 among the Land Records of Prince George's County, MD, with an original principal balance of \$318,000.00, 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

APRIL 16, 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 \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. 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. 53281-4)

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

133637 (3-28,4-4,4-11)

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

**14122 BISHOP CLAGGETT CT.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated April 22, 2005 and recorded in Liber 22220, Folio 149 among the Land Records of Prince George's County, MD, with an original principal balance of \$259,200.00, 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

APRIL 30, 2019 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. 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. 331091-5)

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

133777 (4-11,4-18,4-25)

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

**1501 REGATTA CT.
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated June 18, 2004 and recorded in Liber 20052, Folio 142 among the Land Records of Prince George's County, MD, with an original principal balance of \$30,000.00, 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

APRIL 30, 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 \$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. 332826-2)

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

133779 (4-11,4-18,4-25)

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

**3006 GEATON DR.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated January 28, 1999 and recorded in Liber 12856, Folio 159 among the Land Records of Prince George's County, MD, with an original principal balance of \$118,933.00, 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

APRIL 30, 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" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 328545-1)

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

133778 (4-11,4-18,4-25)

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

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

MARK MOSER
6410 85th Avenue
Hyattsville A/R/T/A
New Carrollton, MD 20784

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 15-20021**

Notice is hereby given this 22nd day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6410 85th Avenue, Hyattsville A/R/T/A, New Carrollton, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of April, 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 April, 2019.

The report states the purchase price at the Foreclosure sale to be \$300,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

133684 (3-28,4-4,4-11)

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MD 20795

Plaintiff

vs.

THE ESTATE OF MICHAEL J.
CASEY
MARY T. CASEY
3508 OLD TRAIL ROAD
EDGEWATER, MD 21037

and

THE ESTATE OF MICHAEL J.
CASEY
THOMAS F. CASEY
1015 HOWARD GROVE COURT
DAVIDSONVILLE, MD 21035

and

PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY
COUNTY ADMINISTRATORS
BUILDING
14741 GOVERNOR ODEN
BOWIE DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case No: CAE 19-08677**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County, in the State of Maryland, sold by the Office of Budget and Finance for Prince George's County and Collector of State and County Taxes for said County to the Plaintiff in this proceeding.

The property described as: Piscataway, 5th Election District, 10,872,000 Sq. Ft. & Improvements Assmt \$60,600 Map 0132 Grid 00C3 Parcel 0252 Lib 03799 Fl 216, Tax Account Number 05 0291963, Old Fort Road, Fort Washington, MD 20744, and assessed to Casey, Michael J. & Kathleen M.

It is thereupon this 25th day of March, 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 28th day of May, 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 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
133713 (4-4,4-11,4-18)

NOTICE

IN THE MATTER OF:
Joshua Evan Christie

FOR THE CHANGE OF
NAME TO:
Joshua Kachimsicho Nwajah

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-07931**

A petition has been filed to change the name of (Minor Child(ren)) Joshua Evan Christie to Joshua Kachimsicho Nwajah.

The latest day by which an objection to the petition may be filed is April 29, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland

133815 (4-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

CAMILLE AWANDA
IBRAHIM A. AWANDA
2608 Box Tree Drive
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 15-09206**

Notice is hereby given this 22nd day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2608 Box Tree Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of April, 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 April, 2019.

The report states the purchase price at the Foreclosure sale to be \$415,800.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

133685 (3-28,4-4,4-11)

LEGALS

ORDER OF PUBLICATION

SAMUEL KARKENNY
c/o Michael J. Grady
50 West Montgomery Ave.
Rockville, MD 20850

vs.

First American Mortgage LLC
9605 Lake Pointe Ct.
Largo MD 20774-4706

State of Maryland
Comptroller of Maryland
Compliance Division
Annapolis MD 21417

Daniel Katz, Trustee
6187 Executive Blvd
Rockville MD 20852

Tracey Jean Charles, Esq.
c/o B.P. Fisher Low Group
174 Waterfront St.
Oxon Hill MD 20745
(Agent for Penn Dupont Office Park)

American Golden Eagle Funding Inc.
c/o Byron Hoffman Trustee
6924 Garland Lane
Columbia MD 21054

OFFICE OF FINANCE FOR
PRINCE GEORGE'S COUNTY MD
Gail Frances, Director of Finance
14741 Gov. Bowie Dr.
Upper Marlboro MD 20772

and

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY, DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DEVEISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER HEIRS, DEVEISEES, EXECUTORS, ADMINISTRATORS, GRANTEEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

**In the Circuit Court
for Prince George's County,
Maryland
Civil Division
CAE 19-08714**

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

"2,285.0000 SF & Imps. Penn-dupont Office Assmt \$60,200.00, Lib 30370, FL 472, Unit C, Bldg 2, and assessed to First American Mortgage LLC."

The property address is Condo Unit C, 2000 Spaulding Ave. Suitland MD 20746.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid; It is thereupon this 1st day of April, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED; that Notice be given by the insertion of a copy of this Order in The Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 26th day of April, 2019, warning all persons interested in the property to appear in this Court by the 4th day of June, 2019, and redeem the property and answer the Bill of 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
133791 (4-11,4-18,4-25)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

ROBERT A. YAGER
1221 Swan Harbour Circle
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 16-07742**

Notice is hereby given this 22nd day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1221 Swan Harbour Circle, 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 22nd day of April, 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 April, 2019.

The report states the purchase price at the Foreclosure sale to be \$341,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

133683 (3-28,4-4,4-11)

ORDER OF PUBLICATION

SAMUEL KARKENNY
c/o Michael J. Grady
50 West Montgomery Ave.
Rockville, MD 20850

vs.

SHORT CLYDE and ETHEL.
4002 48th St.
Bladensburg MD 20710

JAY FITZGERALD & RICHARD
RIDGWAY
c/o Community Savings and Loan
19514 Montgomery Village Ave
Gaithersburg MD 20877

and

OFFICE OF FINANCE FOR
PRINCE GEORGE'S COUNTY MD
Gail Frances, Director of Finance
14741 Gov. Bowie Dr.
Upper Marlboro MD 20772

and

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY, DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DEVEISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER HEIRS, DEVEISEES, EXECUTORS, ADMINISTRATORS, GRANTEEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

**In the Circuit Court
for Prince George's County,
Maryland
Civil Division
CAE 19-08713**

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

"N 50 Ft of S 8 5 ft. Lt 38 (corr U Se 05) 11,950.0000 & Imps. Bladensburg Town, Assmt. \$146,100.00, Lib 04343, FL 249, and assessed to Short Clyde L. & Ethel."

The Complaint states, among other things, that the amounts necessary for redemption have not been paid; It is thereupon this 1st day of April, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED; that Notice be given by the insertion of a copy of this order in The Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 26th day of April, 2019, warning all persons interested in the property to appear in this Court by the 4th day of June, 2019, and redeem the property and answer the Bill of 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
133792 (4-11,4-18,4-25)

NOTICE

IN THE MATTER OF:
Azariah Brown

FOR THE CHANGE OF
NAME TO:
Azariah Noelle Pyles

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-08612**

A petition has been filed to change the name of (Minor Child(ren)) Azariah Brown to Azariah Noelle Pyles.

The latest day by which an objection to the petition may be filed is April 29, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland

133816 (4-11)

LEGALS

NOTICE

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

Plaintiffs

vs.

Laura Anaya
Defendant

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
CIVIL NO. CAEF 18-42784**

ORDERED, this 20th day of March, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1405 Fillmore 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 22nd day of April, 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 April, 2019, next.

The report states the amount of sale to be \$269,800.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133676 (3-28,4-4,4-11)

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MD 20795

Plaintiff

vs.

LEE CHRISTOPHER FOWLER II
AND MOLLY LYNN FOWLER
20513 BEAVER RIDGE ROAD
MONTGOMERY VILLAGE, MD
20886-4327

and

CYNTHIA FOWLER
8204 BLUE HERON DRIVE, 3B
FREDERICK, MD 21700

and

LEE CHRISTOPHER FOWLER, SR.
6911 DORSEY ROAD
MONTGOMERY VILLAGE, MD
20886

and

PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY
COUNTY ADMINISTRATORS
BUILDING
14741 GOVERNOR ODEN
BOWIE DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case No: CAE 19-08676**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County, in the State of Maryland, sold by the Office of Budget and Finance for Prince George's County and Collector of State and County Taxes for said County to the Plaintiff in this proceeding.

The property described as: Chillum, 17th Election District, 982.0000 Sq. Ft. & Improvements Assmt \$36,667 Map 024 Grid 00D3 Parcel 000 Lib 13865 Fl 143 Unit 914, Tax Account Number 06 0438259, 1836 Metzert Road, Unit 914, Hyattsville, MD 20783, and assessed to Lee Fowler, Sr., Molly Fowler, Lee Fowler II, and Cynthia Fowler.

It is thereupon this 25th day of March, 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 28th day of May, 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 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
133714 (4-4,4-11,4-18)

NOTICE

IN THE MATTER OF:
Olubusayo Adedamola Temitope Adeniji

FOR THE CHANGE OF
NAME TO:
Moradeyo Adedamola Temitope Adeniji

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-07947**

A petition has been filed to change the name of Olubusayo Adedamola Temitope Adeniji to Moradeyo Adedamola Temitope Adeniji.

The latest day by which an objection to the petition may be filed is April 29, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland

133823 (4-11)

LEGALS

ORDER OF PUBLICATION

VICTOR WHITE
2118 Scott Key Drive
District Heights, MD 20743

Plaintiff

vs.

ROBERT AND DONNA WARD
7405 Webster Lane
Fort Washington, MD 20744

and

Prince George's County, Maryland

Serve on: M. Andre Green
County Attorney
County Administration Building
Room 5121
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772-3050

Heir, devisees, personal representative, 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:

Tax Account No 12 1357649, 32,147.0000 Sq. Ft. Assmt \$77,800 Map 106 Grid C3 Par 088 Lib 10348 Fl 128 and assessed to Ward Robert J and Donna R: Known as 7405 Webster Lane Fort Washington, MD 20744.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 19-08638**

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

Prince George's County, described as follows: Tax Account No 12 1357649, 32,147.0000 Sq. Ft. Assmt \$77,800 Map 106 Grid C3 Par 088 Lib 10348 Fl 128 and assessed to Robert J and Donna R.

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

It is thereupon this 1st day of April, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 26th day of April, 2019, warning all persons interested in the property to appear in this Court by the 4th day of June, 2019, and redeem the property herein described 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
133811 (4-11,4-18,4-25)

ORDER OF PUBLICATION

RAM GEHANI
12906 CRAIGLAWN COURT
BELTSVILLE, MD 20795

Plaintiff

vs.

FELECIA J. WATSON
PERSONAL REPRESENTATIVE
OF THE ESTATE OF
WILLIAM B. WATSON
217 M STREET, SW
WASHINGTON DC 20024

and

PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY
COUNTY ADMINISTRATORS
BUILDING
14741 GOVERNOR ODEN
BOWIE DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case No: CAE 19-08678**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County, in the State of Maryland, sold by the Office of Budget and Finance for Prince George's County and Collector of State and County Taxes for said County to the Plaintiff in this proceeding.

The property described as: Aquasco, 8th Election District, 41,382.0000 Sq. Ft. & Improvements, Badenwood Manor, Lot 1, Assmt \$163,433 Map 0168 Grid 00C3 Parcel 0000 Lib 03443 Fl 301, Tax Account Number 08 0845321, 15901 Baden Westwood Road, Brandywine, MD 20613, and assessed to Watson, William B. & Mary F.

It is thereupon this 25th day of March, 2019, by the Circuit Court

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

7728 HANOVER PKWY., APT. #218 A/R/T/A APT. #203
GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated August 17, 2007 and recorded in Liber 28474, Folio 260 among the Land Records of Prince George's County, MD, with an original principal balance of \$207,000.00, 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

APRIL 30, 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 218, in a horizontal property regime known as "Greenbriar Condominium Phase I" 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. 314840-1)

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

133783 (4-11,4-18,4-25)

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.**

Subject to the payment of Deferred Water and Sewer Facilities Charges in the amount of \$ 815.09, due on January 1 of each and every year

14202 POLLIN STREET
ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Nathaniel C Williams and Joelle A Williams, dated April 9, 2009, and recorded in Liber 30570 at folio 381 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

**APRIL 30, 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-615034)

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

133766 (4-11,4-18,4-25)

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

11506 BENNINGTON DR.
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated May 16, 2006 and recorded in Liber 26043, Folio 126 among the Land Records of Prince George's County, MD, with an original principal balance of \$362,250.00, 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

APRIL 30, 2019 AT 11:15 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 \$36,000 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. 196428-1)

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

133781 (4-11,4-18,4-25)

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

323 HILLSIDE TERR.
LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated August 15, 2006 and recorded in Liber 26222, Folio 730 among the Land Records of Prince George's County, MD, with an original principal balance of \$271,000.00, 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

APRIL 16, 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 \$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. 139559-1)

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

133638 (3-28,4-4,4-11)

The Prince George's Post

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

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.**

8618 MONMOUTH DRIVE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Michele Clark, dated June 7, 2007, and recorded in Liber 28367 at folio 751 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

**APRIL 30, 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 \$40,000.00 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 # 2013-37148)

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

133767 (4-11,4-18,4-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

6970 HANOVER PARKWAY, UNIT 101
GREENBELT, MARYLAND 20770

By virtue of the power and authority contained in a Deed of Trust from Terry D. Quattlebaum and Anna Quattlebaum, dated January 23, 2008, and recorded in Liber 29446 at folio 170 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 30, 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 \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602868)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

133768 (4-11,4-18,4-25)

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LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board) REGULAR SESSION

APRIL 23, 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

Surjit S. Gosal, President/Secretary/Treasurer, for a Class A, Beer, Wine and Liquor for the use of Jatinder Gosal, Inc., t/a Kenilworth Liquors, 5401 Kenilworth Avenue, Riverdale Park, 20737, transfer from Jatinder Gosal, Inc., t/a Kenilworth Liquors, Jaswinder Kaur, President.

Kirti K. Patel, President/Secretary/Treasurer, for a Class A, Beer, Wine and Liquor for the use of Barnabas Liquors, Inc., t/a Barnabas Liquors, 4620 St. Barnabas Road, Store A, Temple Hills, 20748, transfer from Tu Corporation, t/a Barnabas Liquors, Thi Tu, President/Secretary/Treasurer.

Edward Antonetti, Resident Agent, for a Class C, Beer, Wine and Liquor for the use of Troon Beverages of Maryland, LLC, t/a Lake Presidential Golf Club, 3151 Presidential Golf Drive, Upper Marlboro, 20774, transfer from Troon Beverage of Maryland, LLC, t/a Lake Presidential Golf Club, Joseph D. Livingsood, Managing Member, Edward Antonetti, Resident Agent.

TRANSFER OF LOCATION

Jaspal Kaur Hundal, President/Treasurer, Kuldip Singh, Secretary, for a Class A, Beer, Wine and Liquor for the use of M&M Beverages Corp, t/a Suitland Liquors, 7601 Old Branch Avenue, Clinton, 20735, transfer from M&M Beverages Corp, t/a Suitland Liquors, 4700 Suitland Road, Suitland, 20746, Jaspal Kaur Hundal, President, Kuldip Singh, Secretary.

NEW - CLASS B, BEER, WINE AND LIQUOR

Benjamin Epstein, Owner, Brian McClimens, Owner, for a Class B, Beer, Wine and Liquor for the use of Ben & Brian Games, LLC, t/a The Board and Brew, 8150 Baltimore Avenue, College Park, 20740.

Jovan Stevens, Managing Member, for a Class B, Beer, Wine and Liquor for the use of Jovan Stevens, LLC, t/a Jody's Good Mood Cafe, 10606 A Baltimore Avenue, Beltsville, 20705.

German E. Escobar, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of ARE Corporation, t/a La Chiquita, 5705 Riverdale Road, Riverdale Park, 20737.

Kun Chen Wang, Secretary, Chun Xi Yang, President/Secretary, for a Class B, Beer, Wine and Liquor for the use of Shakin Crab, Inc., t/a Rock & Toss Crab House, 15500 Annapolis Road, Bowie, 20715.

NEW - CLASS B (BLX), BEER, WINE AND LIQUOR

Parvez Ahmed, Managing Member, for a Class B (BLX), Beer, Wine and Liquor for the use of OTI of Largo, LLC, t/a Olde Towne Inn, 7710 Harkins Road, Suite 103, Lanham, 20706.

Gary McGowan, Member/Authorized Person, Gregory McGowan, Member/Authorized Person, for a Class B (BLX), Beer, Wine and Liquor for the use of ROD Holdings, LLC, t/a The Game Room, 731 Cady Drive, Fort Washington, 20744.

Steven R. Jennings, Managing Member, for a Class B (BLX), Beer, Wine and Liquor for the use of The Hall - CP Arts & Entertainment, LLC, t/a The Hall, 4425 Campus Drive, College Park, 20742.

NEW - CLASS C, VETERAN, BEER, WINE AND LIQUOR

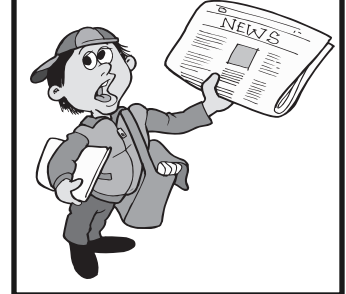
James Riley, Jr., Chairman, for a Class C, Veteran, Beer, Wine and Liquor for the use of Veterans Cigar Club, Inc., t/a Veterans Cigar Club, 6409 Old Alexandria Ferry Road, Clinton, 20735.

A hearing will be held at 9200 Basil Court, Room 410, Largo, Maryland 20774, 10:00 a.m., Tuesday, April 23, 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 March 26, 2019

133751 (4-4-4-11)



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 May 23, 2019 and will be heard on July 23, 2019. Those licenses are:

Class B, Beer, Wine and Liquor - 17 BWL 74, 17 BWL 75, 17 BWL 76

Class B, BF, BLX, CI, DD, BCE, AE, B(CE), 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 May 1, 2019 at 7:00 p.m. and May 8, 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 March 11, 2019

133750 (4-4-4-11)

ORDER OF PUBLICATION

FLORIDA ON THE POTOMAC, LLC

v.

WILLIAM C. McNEILL, HARRY J. McNEILL, STELLA L. SATCHELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES D. McNEILL, HARRY J. McNEILL, PERSONAL REPRESENTATIVE OF THE ESTATE OF VALERIA McNEILL, ALICE B. HINES, DAVID H. HINES, WILBUR B. HINES, KATHERINE McNEILL WALKER, CAROLYN McNEILL, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM C. McNEILL, JR., ROBERT H. McNEILL, ROBERT H. McNEILL, PERSONAL REPRESENTATIVE OF THE ESTATE OF BEULAH NURSE and PRINCE GEORGE'S COUNTY, MD

and

THE TESTATE AND INTESTATE SUCCESSORS OF WILLIAM C. MCNEILL, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED; ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, GRANTEES, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY KNOWN AND DESCRIBED AS:

5.0200 Acres Assmt \$116,300 Map 29 Grid D1 Par 230 Lib 00108 FL 214 and assessed to Mcneil Wm C. (also known as William C. McNeill) under Account Number 1650399, being in the Bowie, 14th Election District of Prince George's County, Maryland, having a street address of 000000 Normal School Road, Bowie, MD 20715.

Defendants
In the Circuit Court for Prince George's County, Maryland Case No.: CAE 19-00043

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

5.0200 Acres Assmt \$116,300 Map 29 Grid D1 Par 230 Lib 00108 FL 214 and assessed to Mcneil Wm C. (also known as William C. McNeill). Street address of 000000 Normal School Road, Bowie, MD 20715.

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

It is thereupon this 1st day of April, 2019 by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 4th day of June, 2019 and redeem the property known as 000000 Normal School Road, Bowie, MD 20715 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encumbrances.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test: Mahasin El Amin, Clerk 133794 (4-11,4-18,4-25)

ORDER OF PUBLICATION

NEWLINE HOLDINGS LLC C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

Plaintiff

v.

ARIELLE SKYE TODD Prince George's County, Maryland

AND

Heir, 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 0285619, 17,464.0000 SQ.FT. & IMPS. FRIENDLY HILLS LOT 112; ASSMT \$139,300 LIB 35953 FL 586; AND ASSESSED TO TODD ARIELE S.; KNOWN AS 1012 CENTENNIAL DR FORT WASHINGTON MD 20744.

Defendants
In the Circuit Court for Prince George's County, Maryland Civil Division CAE 19-02117

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

Prince George's County, described as follows: Tax Account No 0285619, 17,464.0000 SQ.FT. & IMPS. FRIENDLY HILLS LOT 112; ASSMT \$139,300 LIB 35953 FL 586; AND ASSESSED TO TODD ARIELE S.; KNOWN AS 1012 CENTENNIAL DR FORT WASHINGTON MD 20744.

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

It is thereupon this 1st day of April, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 26th day of April, 2019, warning all persons interested in the property to appear in this Court by the 4th day of June, 2019, and redeem the property herein described 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 133793 (4-11,4-18,4-25)

ORDER OF PUBLICATION

FLORIDA ON THE POTOMAC, LLC

v.

WILLIAM C. McNEILL, HARRY J. McNEILL, STELLA L. SATCHELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES D. McNEILL, HARRY J. McNEILL, PERSONAL REPRESENTATIVE OF THE ESTATE OF VALERIA McNEILL, ALICE B. HINES, DAVID H. HINES, WILBUR B. HINES, KATHERINE McNEILL WALKER, CAROLYN McNEILL, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM C. McNEILL, JR., ROBERT H. McNEILL, ROBERT H. McNEILL, PERSONAL REPRESENTATIVE OF THE ESTATE OF BEULAH NURSE and PRINCE GEORGE'S COUNTY, MD

and

ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, GRANTEES, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY KNOWN AND DESCRIBED AS:

5.0200 Acres Assmt \$116,300 Map 29 Grid D1 Par 230 Lib 00108 FL 214 and assessed to Mcneil Wm C. (also known as William C. McNeill) under Account Number 1650399, being in the Bowie, 14th Election District of Prince George's County, Maryland, having a street address of 000000 Normal School Road, Bowie, MD 20715.

Defendants
In the Circuit Court for Prince George's County, Maryland Case No.: CAE 19-00043

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

5.0200 Acres Assmt \$116,300 Map 29 Grid D1 Par 230 Lib 00108 FL 214 and assessed to Mcneil Wm C. (also known as William C. McNeill). Street address of 000000 Normal School Road, Bowie, MD 20715.

LEGALS

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

It is thereupon this 18th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 21st day of May, 2019 and redeem the property known as 000000 Normal School Road, Bowie, MD 20715 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encumbrances.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 133668 (3-28,4-4-11)

ORDER OF PUBLICATION

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

Plaintiff

v.

Center for Allergic Diseases, LLC AKA Center of Allergic Diseases, LLC

12150 ANNAPOLIS RD - CONDO #200

and

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

and

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

12150 Annapolis Rd, Glenn Dale, MD 20769, 14 Election District, described as follows: All that lot of land and imps described as follows: 3,880,000 Sq.Ft. & Imps. Fairwood Office Pa Assmt \$305,500 Lib 38080 F1 346 Unit 200 Bldg B and assessed to Center Allergic Diseases LLC

Defendants
In the Circuit Court for Prince George's County, Maryland IN EQUITY CAE 19-01362

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 12150 Annapolis Rd, Glenn Dale, MD 20769 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps described as follows: 3,880,000 Sq.Ft. & Imps. Fairwood Office Pa Assmt \$305,500 Lib 38080 F1 346 Unit 200 Bldg B and assessed to Center Allergic Diseases LLC

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

It is thereupon this 18th day of March, 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of May, 2019, and redeem the property 12150 Annapolis Rd, Glenn Dale, MD 20769 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 133669 (3-28,4-4-11)

NOTICE

IN THE MATTER OF: **Nabie Yahaya Dancay-Bangura**

FOR THE CHANGE OF NAME TO: **Nabie Yahaya Bangura**

Defendants
In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-08487

A petition has been filed to change the name of Nabie Yahaya Dancay-Bangura to Nabie Yahaya Bangura.

The latest day by which an objection to the petition may be filed is April 29, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 133821 (4-11)

THIS COULD BE YOUR AD!
Call 301-627-0900 for a quote.

LEGALS

NOTICE OF COMMUNITY PUBLIC MEETING ON THE PRINCE GEORGE'S COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND CITY OF BOWIE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (2019 UPDATE)

Prince George's County Department of Housing and Community Development (DHCD) and the City of Bowie are updating the joint "Analysis of Impediments to Fair Housing Choice (AI)," originally prepared and submitted to the United States Department of Housing and Urban Development (HUD) in 2012, and hereby solicit public comment from residents of the County and City of Bowie.

The AI update will include a review of the progress Prince George's County and the City of Bowie have made towards implementing the Fair Housing Action Plan, as described in the 2012 AI. Once completed, the AI update will be submitted to HUD in the summer of 2019.

The purpose of the public meeting is to give citizens the opportunity to address and comment on the County and City of Bowie's progress in expanding housing choice for members of the protected classes since 2012. The public is encouraged to attend and participate in this discussion.

Community Public Meeting

Location: 9200 Basil Court, 4th Floor, Room 410, Largo, MD 20774

Date: Wednesday, April 24, 2019

Time: 6:00PM - 8:00PM

Sign Language for the hearing impaired and interpretive services can be made available. To request these services, contact the Department of Housing and Community Development at (301) 883-5540 or TTY (301) 883-5428.

Written comments may also be sent to the Department of Housing and Community Development at 9200 Basil Court, Suite 500, Largo, Maryland 20774. For more information, please contact Estella Alexander, Acting Director at (301) 883-3467.

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

By Authority of: Estella Alexander, Acting Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 500, Largo, Maryland 20774 Date: April 11, 2019

133840 (4-11)

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.

Crystal R. Henderson

AND

Camille Esthel Henderson

Defendants
6511 Medwick Drive Hyattsville, MD 20783

Defendants
In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-28621

Notice is hereby given this 1st day of April, 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 May, 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 May, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$221,500.00. The property sold herein is known as 6511 Medwick Drive, Hyattsville, MD 20783.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 133808 (4-11,4-18,4-25)

133810 (4-11,4-18,4-25)

NOTICE

IN THE MATTER OF: **Fechi Zara Osondu-Ajiere**

FOR THE CHANGE OF NAME TO: **Fechi Zara Osondu**

Defendants
In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-08773

A petition has been filed to change the name of (Minor Child(ren)) Fechi Zara Osondu-Ajiere to Fechi Zara Osondu.

The latest day by which an objection to the petition may be filed is April 29, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 133817 (4-11)

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.

Otoobong Udoka

5534 Karen Elaine Drive, Unit 1734

New Carrollton, MD 20784

Defendant

Defendants
In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-45003

Notice is hereby given this 1st day of April, 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 May, 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 May, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$41,000.00. The property sold herein is known as 5534 Karen Elaine Drive, Unit 1734, 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 133808 (4-11,4-18,4-25)

NOTICE

IN THE MATTER OF: **Fechi Zara Osondu-Ajiere**

FOR THE CHANGE OF NAME TO: **Fechi Zara Osondu**

Defendants
In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-08773

A petition has been filed to change the name of (Minor Child(ren)) Fechi Zara Osondu-Ajiere to Fechi Zara Osondu.

The latest day by which an objection to the petition may be filed is April 29, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 133817 (4-11)

NOTICE

IN THE MATTER OF: **Ivanna Sarai Monzon**

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

MARYLAND NATIONAL CAPITAL PARK AND PLANNING
COMMISSION (M-NCPPC) PROPOSED FISCAL YEAR 2019-2020
OPERATING AND CAPITAL BUDGETS AND THE M-NCPPC
CAPITAL IMPROVEMENT PROGRAM FOR
FISCAL YEARS 2020-2025

TUESDAY, APRIL 23, 2019
7:00 P.M.

COUNCIL HEARING ROOM, FIRST FLOOR
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND

Copies of the proposed budget will be available, upon request, at the Parks and Recreation Administration Building in Riverdale, or the M-NCPPC Public Affairs Office, and the Office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. In addition, copies will be available for review at all branches of the Prince George's County Memorial Library System and in the office of the Clerk of the County Council. Copies of the County Executive's recommendations will be available in the Office of the Clerk of the Council.

Members of the public are invited to express their views concerning the proposed budget. Persons wishing to testify are requested to telephone the Office of the Clerk of the Council, at (301) 952-3600 in advance or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>. Free parking and shuttle bus service are available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

Those wishing to testify at this hearing, are urged to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, telephone (301) 952-3600 or sign up online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>. Free parking and shuttle bus service are available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Todd M. Turner, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

133758 (4-11,4-18)

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
RFQ: S19-0001	On Call General Contracting Services for Construction Projects	Pre-Bid Conference: 04/18/19 @ 2:00 p.m. Closing Date: 05/21/2019 @ 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—
Angela D. Alsobrooks
County Executive

133837 (4-11)

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
MSIFB: S18-083	Food Service Management - Courthouse Cafeteria	Pre-Bid Conference: 04/18/19 @ 2:00 p.m. Closing Date: 05/09/2019 @ 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—
Angela D. Alsobrooks
County Executive

133838 (4-11)

LEGALS

**THE TOWN OF EDMONSTON, MARYLAND,
requests bids from qualified contractors for
SHA Safe Streets Design Project**

A pre-proposal conference has been scheduled on April 29, 2019 at 10:00 a.m. at the Town of Edmonston offices, 5005 52nd Avenue, Edmonston, Md 20781. Any questions that firms may have concerning any aspect of the project will be answered at this Conference. Additionally, consultants will be afforded the opportunity to submit written questions to the Town of Edmonston. All questions and the Town of Edmonston's responses thereto will be sent to all firms being considered for the Project.

The deadline for Technical Proposal submission will be announced at the Pre-Proposal Conference. After the Pre-Proposal Conference, the only contact with the Town of Edmonston, with reference to the Project, will be through the Office of the Town Administrator.

The Project Resume consists of the Town of Edmonston Safe Streets project. The project will consist of preparing construction plans and bid documents for the installation of pervious sidewalks along Crittenden Street, approximately 1200 lineal feet, and 52nd Avenue, approximately 1100 lineal feet.

The work will be subdivided into four (4) phases which include:
Phase I - Acquisition of topographic survey
Phase II - Preparation of the construction plans, details, and notes
Phase III - Development of bid documents and evaluation of construction bids
Phase IV - Construction support services

All consultants are advised be familiar with the project prior to the Pre-Proposal Conference. Potential bidders may request copies of the RFP by contacting Rod Barnes, Town Administrator, Town of Edmonston at 5005 52nd Avenue, Edmonston, MD 20781 301 699-8806 rbarnes@edmonstonmd.gov. For questions not answered at the Pre-Proposal Conference, answers will be sent, in writing, to all participating consultants.

All Technical Proposals submitted by the consultants should make specific reference to the Project Resume, the scope of services contained therein, and the applicable Sections of the Specifications under which the required scope of services will be performed.

All Project Resumes shall include completion times in months for task functions as deemed appropriate. Consultants are expected to complete the various tasks within the times allotted unless delayed by events beyond their control. Additionally, all consultant agreements shall have a specific date set forth for the completion of the work covered by the agreement.

The Town of Edmonston is an equal opportunity employer. Discrimination based on race, religion, sex, age, ethnicity, ancestry or national origin, physical or mental disability, color, marital status, sexual orientation, genetic information, political affiliation or any other factors not related to the ability to perform the work, or any other unlawful basis, is expressly prohibited.

The Town of Edmonston reserves the right to accept or reject any and all bids based on the best interests of the Town. The Project Manager for this project is Rod Barnes, Town Administrator, 301-699-8806.

133814 (4-11,4-18,4-25)

LEGAL NOTICE

CITY OF BOWIE, MD

PUBLIC HEARING

Charter Amendment Resolution CAR-1-19 Amending Section 58 of the Charter of the City of Bowie (The "Charter") in Order to: (1) Provide that the Council Shall Determine Certain Matters by Ordinance and May Determine Certain Matters by Resolution Pertaining to General Obligation Debt of the City; (2) Confirm that General Obligation Debt of the City May be Sold by Private Negotiated Sale Without Advertisement or Publication of Notice or Sale or at Public Sale After Solicitation of Competitive Bids; (3) Authorize or Provide for the Methods by Which General Obligation Debt May be Bid for in Connection With the Sale of the Same by Solicitation of Competitive Bids at Public Sale; (4) Provide for the Manner in Which Any Notice of Sale or Summary Thereof May be Published and That Any Notice of Sale may be Made Available by Methods Other Than by Publication; (5) Provide for the Manner of Giving Notice of Redemption; and (6) Provide that the Powers Set Forth in Section 58 of the Charter are Additional and Supplemental to Any Other General Obligation Borrowing Authority Applicable to the City; Providing for Compliance With Certain Provisions of the Annotated Code of Maryland and the Charter Regarding the Amendments Provided for Herein; Providing That this Title Constitutes a Fair Summary of this Charter Amendment Resolution; and Otherwise Generally Relating to the Charter Amendments Provided for Herein.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on April 1, 2019.

A Public Hearing is scheduled to be held at 8:00 p.m., Monday, May 6, 2019 in the Council Chambers at Bowie City Hall, 15901 Excalibur Road, Bowie, MD 20716. All interested residents are encouraged to attend.

Sign language interpreters and/or other accommodations for individuals with disabilities will be provided upon request to the City Clerk.

ADL
Alfred D. Lott
City Manager

133812 (4-11)

LEGAL NOTICE

CITY OF BOWIE, MD

Emergency Ordinance O-2-19 Amending Chapter 22, "Streets and Sidewalks", of the City of Bowie Code, Article I, "In General", Section 22-11, "Erecting, Etc., Buildings or Obstructions in Streets or Alleys Prohibited", Section 22-11A, "Permit Limitations", Section 19A, "Penalty", Article II, "Road and Street Improvements", Division I, "Permits", Section 22-20, "Definitions", Division III, Section 22-53, "Application for Permit"; and Adding Chapter 22, "Streets and Sidewalks", Article III, Section 22-54, "Requirements and Findings", and Adding Section 22-55.1, "Expiration" In Order to Provide Additional Regulatory Protections for the City and its Residents in Connection With the Siting of Small Wireless Facilities.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on April 1, 2019.

ADL
Alfred D. Lott
City Manager

133813 (4-11)

**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL PUBLIC SESSION
MONDAY, APRIL 1, 2019**

ORDINANCE O-19-09

ORDINANCE concerning Small Cell Facilities with the City of Seat Pleasant.

ORDINANCE O-19-10

ORDINANCE concerning Amendment Chapter 137-Streets and Sidewalks for the purposes of correcting outdated and/or inaccurate language regarding the City Council's intentions and the City's actual practices and administration with respect to streets and sidewalks in the City of Seat Pleasant.

Copies of this legislation are available from the Office of the City Clerk at:

City Hall
311 68th Pl.
Seat Pleasant, Maryland 20743-2125

133836 (4-11,4-18)

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

THE HOUSING & COMMUNITY DEVELOPMENT
ANNUAL ACTION PLAN FY-2019
FEDERAL GRANTS APPLICATION
(COUNCIL RESOLUTION NO. 24-2019)

Pursuant to the provisions of Section 15A-106 of Subtitle 15A, of the Prince George's County Code, the County Council of Prince George's County, Maryland, hereby gives notice that it will hold a public hearing on the Annual Action Plan for FY 2020 submitted by the County Executive on March 14, 2019 for County Council approval.

A public hearing on these proposals will be held on:

TUESDAY, APRIL 16, 2019
AT 7:00 P.M.
COUNCIL HEARING ROOM, FIRST FLOOR
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND 20772

The purpose of the hearing is to give all interested persons an opportunity to express their views regarding the projects and funding allocations contained in the proposed Annual Action Plan.

The proposed Annual Action Plan for FY 2020 consists of the combined Federal grants applications for Prince George's County's FY 2020 entitlements of Community Development Block Grant, HOME Investment Partnerships and Emergency Shelter Grant funds.

The County's estimated entitlements for FY 2020 are as follows: Community Development Block Grant (CDBG) - \$4,987,427.00 plus \$344,311.00 (Program Income); HOME Investment Partnership (HOME) - \$2,154,220.00 plus HOME Entitlement Award Less VGR Plan Reduction \$1,631,301.00 and \$2,937,037.22 (Program Income); and Emergency Shelter Grant (ESG) \$409,657.00 plus \$409,657.00 (Matching Funds). All of these grant programs are administered by the U. S. Department of Housing and Urban Development (HUD).

Persons wishing to testify at the hearing are urged to telephone the Office of the Clerk of the Council (Phone 301-952-3600) to request placement on the advance speakers' list or online at <http://pgccouncil.us/458/Public-Hearing-Notices-Sign-Up-to-Speak>. Persons may also register to speak at the hearing. Time limitations of three minutes per speaker will be imposed. Written testimony will be accepted in lieu of, or in addition to, oral testimony.

E-mails or faxes will not be considered, unless followed by originals mailed to the Clerk of the Council. Written comments may be submitted before the hearing to: Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland, 20772. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

A copy of the proposed FY 2019 Annual Action Plan is available for inspection in the Office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland and online at <https://princegeorgescountymd.legistar.com>.

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

Todd M. Turner, Chair

ATTEST:
Redis C. Floyd
Clerk of the Council

133749 (4-4-11)

LEGALS

LEGAL NOTICE

CITY OF BOWIE, MD

PUBLIC HEARING

Resolution R-22-19 For the Purpose of Approving the Substantially Final Form of a Contribution Agreement With Prince George's County, Maryland (the "County") Relating to the Pledge by the City of Incremental Tax Revenues to Support Any Special Obligation Bonds Issued by the County With Respect to the Karington Development District; Providing for the Execution and Delivery of the Contribution Agreement; Authorizing the Making of Certain Determinations in Connection With or Relating to the Contribution Agreement; and Generally Providing for and Determining Various Matters in Connection With the Foregoing.

To be introduced by the Council of the City of Bowie, Maryland at a Regular Meeting on April 15, 2019.

A Public Hearing is scheduled to be held at 8:00 p.m., Monday, April 15, 2019 in the Council Chambers at Bowie City Hall, 15901 Excalibur Road, Bowie, MD 20716. All interested residents are encouraged to attend.

Sign language interpreters and/or other accommodations for individuals with disabilities will be provided upon request to the City Clerk.

ADL
Alfred D. Lott
City Manager

133833 (4-11)

**THE TOWN OF EDMONSTON, MARYLAND,
Request for Bid Proposal
Demolition Service**

The Town of Edmonston, Maryland, ("Town") requests sealed bid proposals for demolition and removal services for one (1) vacant residential home located at 4606 Hamilton Street in Edmonston, Maryland. Bid proposals must be submitted on the specified forms, in a sealed envelope addressed to the Town Clerk, Town of Edmonston, Maryland, marked "Demolition Services, 4606 Hamilton Street" and delivered to the Town Clerk, Town of Edmonston, 5005 52nd Avenue, Edmonston, Maryland 20781 before Monday, April 29, 2019 at 2:00 p.m., at which time the bids will be publicly opened and read. Award of a contract will be made by the Mayor and Council of the Town at a regular town Council meeting.

Copies of the Contract Documents may be downloaded from the Town's website at www.edmonstonmd.gov or obtained from the Town Clerk, 5005 52nd Avenue, Edmonston, MD 20781 between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday.

A mandatory pre-bid meeting and site visit will take place on April 16 at 10:00 a.m., and attendance is required for all bidders. Any questions must be submitted to the Town Administrator no later than Friday, April 26, 2019 at 4:00 p.m. If deemed necessary, an addendum will be issued, including the questions and answers; upon issuance, the addendum will be posted to the Town's website. It shall be the responsibility of potential Bidders to check whether any addenda have been issued.

The Town of Edmonston is an equal opportunity employer. Discrimination based on race, color, religion, creed, national origin, sex, age, marital status, pregnancy, sexual orientation, gender identification, genetic information or refusal to provide genetic information, disability unrelated to an individual's ability to perform a particular job, or any other legally protected status is expressly prohibited.

The Town of Edmonston reserves the right to accept or reject any and all bids in whole or in part, to waive any technicalities or formalities, and to exercise its sole discretion to best serve the interests of the Town. Any questions can be directed to Rod Barnes, Town Administrator at 5005 52nd Avenue, Edmonston, MD 20781, rbarnes@edmonstonmd.gov or by phone at 301 699-8806.

133834 (4-11,4-18,4-25)

LEGALS

ORDER OF PUBLICATION

HUNTLEY SQUARE 3330, LLC
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

DAVID M STATEN

and

DEBORAH S STATEN

and

HUNTLEY SQUARE CONDOMINIUM, INC

and

HUNTLEY SQUARE CONDOMINIUM

and

COUNCIL OF UNIT OWNERS OF HUNTLEY SQUARE CONDOMINIUM

and

STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property Address: 3336 Huntley Square Dr, Unit 3336 A-1, Temple Hills, MD 20748

Account Number: 12 1273820
Description: Unit 3336-A-1, 2,023.0000 Sq. Ft. & Imps. Huntley Square Con. Unit 3336-A
Assmt: \$42,333
Liber/Folio: 4436/251
Assessed To: Staten David M & Deborah S.

**In the Circuit Court for Prince George's County, Maryland
CAE 19-00103**

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: 3336 Huntley Square Dr, Unit 3336 A-1, Temple Hills, MD 20748

Account Number: 12 1273820
Description: Unit 3336-A-1, 2,023.0000 Sq. Ft. & Imps. Huntley Square Con. Unit 3336-A
Assmt: \$42,333
Liber/Folio: 4436/251
Assessed To: Staten David M & Deborah S.

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 18th day of March, 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 circulation in Prince George's County, once a week for three successive weeks on or before the 12th day of April, 2019, warning all persons interested in the said properties to be and appear in this Court by the 21st day of May, 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
133670 (3-28,4-4,4-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

BRENDA L. MOORE
5933 Applegarth Place
Capitol Heights, MD 20743

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-20097**

Notice is hereby given this 22nd day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5933 Applegarth Place, 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 April, 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 April, 2019.

The report states the purchase price at the Foreclosure sale to be \$145,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133682 (3-28,4-4,4-11)

ORDER OF PUBLICATION

NEWLINE HOLDINGS LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

LAWRENCE L GREENE SR, TRUSTEE
ISABELL GREENE, TRUSTEE
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Prince George's County, Maryland

AND

Heir, 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 2035368, LTS 437.439 (1 TS 433 & 435 TO 37 3683 2 SPT OWNERS REQ 06); 6,250.0000 SQ.FT. & IMP.S. CEDAR HEIGHTS; ASSMT \$157,100 LIB 0000 FL 000; AND ASSESSED TO GREENE SR FAMILY TRUST; KNOWN AS 6406 L ST CAPITOL HEIGHTS MD 20743,

Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 19-02115**

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

Prince George's County, described as follows: Tax Account No 2035368, LTS 437.439 (1 TS 433 & 435 TO 37 3683 2 SPT OWNERS REQ 06); 6,250.0000 SQ.FT. & IMP.S. CEDAR HEIGHTS; ASSMT \$157,100 LIB 0000 FL 000; AND ASSESSED TO GREENE SR FAMILY TRUST; KNOWN AS 6406 L ST CAPITOL HEIGHTS MD 20743.

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

It is thereupon this 18th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 12th day of April, 2019, warning all persons interested in the property to appear in this Court by the 21st day of May, 2019, and redeem the property herein described 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
133672 (3-28,4-4,4-11)

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.

Naja T. Zahir
a/k/a Naja T. Bey
f/k/a Renata W. Ince

AND

Zahir Resource Management Trust, with Naja T. Bey acting as the Trustee

AND

Zahir Resource Management Trust with Naja T. Bey acting as the Trustee
7921 Mandan Road, Unit 687, Apt T-2
Greenbelt, MD 20770

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-23919**

Notice is hereby given this 18th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of April, 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 18th day of April, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$102,600.00. The property sold herein is known as 7921 Mandan Road, Unit 687, Apt T-2, Greenbelt, MD 20770.

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

True Copy—Test:
Mahasin El Amin, Clerk
133666 (3-28,4-4,4-11)

ORDER OF PUBLICATION

NEWLINE HOLDINGS LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

JOSEPH RODDRICK WALLACE
Prince George's County, Maryland

AND

Heir, 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 2035343, HEIGHTS LOTS 9.10; 7,250.0000 SQ. FT. & IMP.S. NORTH FAIRMONT HEI BLK H; ASSMT \$187,000 LIB 05495 FL 768; AND ASSESSED TO WALLACE JOSEPH R & FRANCINE L; KNOWN AS 5908 H ST FAIRMONT MD 20743,

Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 19-02118**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 2035343, HEIGHTS LOTS 9.10; 7,250.0000 SQ. FT. & IMP.S. NORTH FAIRMONT HEI BLK H; ASSMT \$187,000 LIB 05495 FL 768; AND ASSESSED TO WALLACE JOSEPH R & FRANCINE L; KNOWN AS 5908 H ST FAIRMONT MD 20743.

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

It is thereupon this 18th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 12th day of April, 2019, warning all persons interested in the property to appear in this Court by the 21st day of May, 2019, and redeem the property herein described 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
133671 (3-28,4-4,4-11)

Sandra R Burton Stalzer
9801 Washingtonian Blvd, Ste 750
Gaithersburg, MD 20878
301-738-7063

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**BERNADETTE MARIE
FLETCHER JOHNSON**

Notice is given that Giles Fletcher, whose address is 3211 Branch Ave, Temple Hills, MD 20748 was on March 28, 2019 appointed Personal Representative of the estate of Bernadette Marie Fletcher Johnson, who died on December 22, 2016 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 28th day of September, 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.

GILES FLETCHER
Personal Representative

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

Estate No. 112764
133769 (4-4,4-11,4-18)

LEGALS

ORDER OF PUBLICATION

NEWLINE HOLDINGS LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

JAMES M WADDY JR
ADDIE MAE WADDY
STANDARD FEDERAL SAVINGS BANK
Prince George's County, Maryland

AND

Heir, 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 2116085, 5,000.0000 SQ.FT. & IMP.S. SEAT PLEASANT HEIG LOT 121 BLK QUE; ASSMT \$198,500 LIB 04719 FL 547; AND ASSESSED TO WADDY JAMES M JR & ADDIE M.; KNOWN AS 402 69TH PL CAPITOL HEIGHTS MD 20743,

Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Division
CAE 19-02116**

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

Prince George's County, described as follows: Tax Account No 2116085, 5,000.0000 SQ.FT. & IMP.S. SEAT PLEASANT HEIG LOT 121 BLK QUE; ASSMT \$198,500 LIB 04719 FL 547; AND ASSESSED TO WADDY JAMES M JR & ADDIE M.; KNOWN AS 402 69TH PL CAPITOL HEIGHTS MD 20743.

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

It is thereupon this 18th day of March, 2019, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 12th day of April, 2019, warning all persons interested in the property to appear in this Court by the 21st day of May, 2019, and redeem the property herein described 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
133673 (3-28,4-4,4-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BARBARA ANN HERBER

Notice is given that Barbara Downs, whose address is 6323 Mairfield Court, Hughesville, MD 20637, was on March 28, 2019 appointed Personal Representative of the estate of Barbara Ann Herber who died on December 13, 2016 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 28th day of September, 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.

BARBARA DOWNS
Personal Representative

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

Estate No. 113162
133770 (4-4,4-11,4-18)

LEGALS

NOTICE

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

Plaintiffs

vs.

Chinyere Kalu and
Elijah Kalu

Defendants

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

CIVIL NO. CAEF 15-40049

ORDERED, this 22nd day of March, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13110 3rd Street, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of April, 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 April, 2019, next.

The report states the amount of sale to be \$436,800.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133680 (3-28,4-4,4-11)

NOTICE

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

Plaintiffs

vs.

Mela M. Gibson and
William Blakely Gibson

Defendants

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

CIVIL NO. CAEF 18-41220

ORDERED, this 20th day of March, 2019 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6131 Montrose Road, Cheverly, Maryland 20785 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of April, 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 April, 2019, next.

The report states the amount of sale to be \$217,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133678 (3-28,4-4,4-11)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

LORRAINE TALLEY
ROCHELL TALLEY
15410 Croom Airport Road
F/K/A 9111 Duvall Road
Upper Marlboro, MD 20772

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 14-22376**

Notice is hereby given this 19th day of March, 2019 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15410 Croom Airport Road, F/K/A 9111 Duvall Road, 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 19th day of April, 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 April, 2019.

The report states the purchase price at the Foreclosure sale to be \$520,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
133667 (3-28,4-4,4-11)

NOTICE

**IN THE MATTER OF:
Briana Ashley Powell**

FOR THE CHANGE OF NAME TO:
Briana Ashley Williams

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 19-08028**

A petition has been filed to change the name of Briana Ashley Powell to Briana Ashley Williams.

The latest day by which an objection to the petition may be filed is April 29, 2019.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
133819 (4-11)

NOTICE

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6102 43RD AVENUE
HYATTSVILLE, MD 20781**

Under a power of sale contained in a certain Deed of Trust from Kendall R. Smith and Yulanda D. Swindell, dated March 25, 2005 and recorded in Liber 22254, Folio 276 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$143,123.00, and an original interest rate of 5.625%, 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 **APRIL 16, 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 \$17,000.00 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

133615 (3-28,4-4,11)

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

**12305 QUILT PATCH LANE
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Theresa D. Royal, dated December 14, 2005 and recorded in Liber 24080, Folio 209 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$309,600.00, and an original interest rate of 6.800%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 30, 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 \$64,000.00 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

133763 (4-11,4-18,4-25)

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

**136 JOYCETON WAY
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Tawana K. Scott, dated March 25, 2016 and recorded in Liber 38075, Folio 670 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$234,052.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 30, 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

133764 (4-11,4-18,4-25)

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 Darryl 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

**APRIL 16, 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 \$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

133620 (3-28,4-4,11)

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.

**9937 LYNDIA PLACE
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Jacqueline Thompson aka Jacquelyn Thompson and Harry Thompson Jr, dated July 11, 2005, and recorded in Liber 24672 at folio 378 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

**APRIL 16, 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 \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 2013-42802)

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

133621 (3-28,4-4,11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**8313 SCHULTZ ROAD
N/A
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Talisa Sutton-Stephenson, dated May 5, 2017, and recorded in Liber 39576 at folio 529 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

**APRIL 30, 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 \$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 # 18-604005)

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

133765 (4-11,4-18,4-25)

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

**5604 35TH PLACE
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Clifford Russell and Valerie Russell, dated August 3, 2012 and recorded in Liber 33933, Folio 256 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$215,284.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 16, 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 \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

133614 (3-28,4-4,4-11)

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

**5406 MARSHALLS CHOICE DRIVE, UNIT 63
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Reginald W. Johnson, dated May 27, 2005 and recorded in Liber 25086, Folio 015 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$317,900.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 30, 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 \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

133760 (4-11,4-18,4-25)

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

**7506 CATONE COURT
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Donovan L. Benton and Gloria J. Benton, dated December 23, 2008 and recorded in Liber 30264, Folio 334 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on July 26, 2012 in the Land Records of Prince George's County at Liber No. 33822, Folio 184, with an original principal balance of \$339,187.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 30, 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 \$35,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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, and Randall J. Rolls,
Substitute Trustees

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

133761 (4-11,4-18,4-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**3505 65TH AVENUE UNIT 11-C
HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Aaron Butler and Jeannette Butler, dated April 10, 2007, and recorded in Liber 28076 at folio 511 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

**APRIL 23, 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 \$32,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-616264)

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

133699 (4-4,4-11,4-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**6006 LONGFELLOW STREET
RIVERDALE, MARYLAND 20737**

By virtue of the power and authority contained in a Deed of Trust from Estate Of Mia Jackson, dated October 5, 2012, and recorded in Liber 34086 at folio 488 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

**APRIL 23, 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 \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603629)

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

133700 (4-4,4-11,4-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**6314 CROOM STATION ROAD
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Lawrence G. Johnson and Karen C. Johnson, dated May 25, 2007, and recorded in Liber 28068 at folio 020 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

**APRIL 23, 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 \$51,000.00 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 # 2013-41084)

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

133701 (4-4,4-11,4-18)

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

6510 LAKE PARK DRIVE, UNIT 3A A/K/A 6510 LAKE PARK DRIVE, UNIT A9 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Gregory M. Coombs, dated October 16, 2006 and recorded in Liber 27482, Folio 417 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$263,700.00, and an original interest rate of 6.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 23, 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 \$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

133694 (4-4-4-11,4-18)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

12410 CRAIN HIGHWAY BRANDYWINE, MARYLAND 20613

By virtue of the power and authority contained in a Deed of Trust from Andre A. Stokes, dated June 20, 2016, and recorded in Liber 38868 at folio 481 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

APRIL 23, 2019 AT 9:37 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.375% 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 # 18-604069)

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

133702 (4-4-4-11,4-18)

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

6625 23RD AVENUE WEST HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Juan Francisco Santos and Seidy Cristina Caldera, dated October 27, 2010 and recorded in Liber 32159, Folio 405 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on March 4, 2015 in the Land Records of Prince George's County at Liber No. 36740, Folio 214, with an original principal balance of \$188,400.00, 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 **APRIL 23, 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

133695 (4-4-4-11,4-18)

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

9739 WYMAN WAY UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Derrick Wright, dated July 1, 2015 and recorded in Liber 37229, Folio 496 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$274,928.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 30, 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 \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

133762 (4-11,4-18,4-25)

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.

8500 PARAGON CT UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Desiree C. Noble, dated December 29, 2006, and recorded in Liber 27096 at folio 001 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 23, 2019 AT 9:39 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 \$230,000.00 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 # 14-601127)

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

133704 (4-4-4-11,4-18)

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