

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILLIE E CHAPMAN**

Notice is given that Sheila M Chapman, whose address is 9808 Lemocks Drive, Upper Marlboro, MD 20772, was on April 17, 2019 appointed Personal Representative of the estate of Willie E Chapman, who died on March 30, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of October, 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.

**SHEILA M CHAPMAN**  
Personal Representative

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

Estate No. 113364

134262 (5-23,5-30,6-6)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DOROTHY MAY TURNER**

Notice is given that James R Turner, whose address is 11811 Lake Avenue Apt 502, Lakewood, OH 44107, was on April 16, 2019 appointed Personal Representative of the estate of Dorothy May Turner who died on March 22, 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 16th day of October, 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 R TURNER**  
Personal Representative

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

Estate No. 113268

134263 (5-23,5-30,6-6)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**STACEY L CHASE**

Notice is given that Delanta Harrell, whose address is 5516 Keyworth Court, Capitol Heights, MD 20743, was on April 22, 2019 appointed Personal Representative of the estate of Stacey L Chase, who died on February 7, 2017 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of October, 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.

**DELANTA HARRELL**  
Personal Representative

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

Estate No. 113281

134264 (5-23,5-30,6-6)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHERYL LYNN CONDEE**

Notice is given that Dana L Williams, whose address is 8711 Burdette Road, Bethesda, MD 20817, was on April 29, 2019 appointed Personal Representative of the estate of Cheryl Lynn Condee, who died on April 20, 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 29th day of October, 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.

**DANA L WILLIAMS**  
Personal Representative

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

Estate No. 113487

134265 (5-23,5-30,6-6)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KENNETH WASHINGTON**

Notice is given that Michael Washington, whose address is 4709 Snowflower Blvd., Oxon Hill, MD 20745, was on April 29, 2019 appointed Personal Representative of the estate of Kenneth Washington, who died on February 8, 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 29th day of October, 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.

**MICHAEL WASHINGTON**  
Personal Representative

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

Estate No. 112979

134266 (5-23,5-30,6-6)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ERRICK C GILLESPIE**

Notice is given that Traci Gillespie Brown, whose address is 9117 Simpson Lane, Clinton, MD 20735, was on April 15, 2019 appointed Personal Representative of the estate of Errick C Gillespie, who died on March 27, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of October, 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.

**TRACI GILLESPIE BROWN**  
Personal Representative

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

Estate No. 113327

134192 (5-16,5-23,5-30)

# The Prince George's Post

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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**

**16822 HOLLY WAY  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust from Conrad Wade Karlstrom and Sandra Lee Taylor, dated June 30, 1995 and recorded in Liber 10538, Folio 216, and re-recorded at Liber 40946, Folio 404 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$100,100.00, and an original interest rate of 7.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 11, 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 \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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

134198 (5-23,5-30,6-6)

**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**

**11326 CHERRY HILL RD., UNIT # 104  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated January 9, 2007 and recorded in Liber 27159, Folio 36 among the Land Records of Prince George's County, MD, with an original principal balance of \$149,400.00, 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

**JUNE 11, 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 described as Unit II N 104 in a Plan of Condominium Subdivision styled "Plat and Plan of Condominium Subdivision-Maryland Farms Condominium-Phase II" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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. 333581-1)

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

134202 (5-23,5-30,6-6)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**IDONIA BRYAN**

Notice is given that Kimberly Goodwin, whose address is 4803 Reston Lane, Bowie, MD 20715, was on April 17, 2019 appointed Personal Representative of the estate of Idonia Bryan, who died on March 19, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of October, 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.

**KIMBERLY GOODWIN**  
Personal Representative

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

Estate No. 113374  
134189 (5-16,5-23,5-30)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARIE B NELSON**

Notice is given that Edward Nelson, whose address is 2420 Ramblewood Drive, District Heights, MD 20747, was on April 15, 2019 appointed Personal Representative of the estate of Marie B Nelson, who died on July 9, 2017 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of October, 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.

**EDWARD NELSON**  
Personal Representative

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

Estate No. 113337  
134190 (5-16,5-23,5-30)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALICE S KONZE**

Notice is given that Makeba Gibbs, Esq., whose address is 9375 Chesapeake Street Suite 223, La Plata, MD 20646, was on March 25, 2019 appointed Personal Representative of the estate of Alice S Konze who died on March 2, 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 25th day of October, 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.

**MAKEBA GIBBS, ESQ.**  
Personal Representative

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

Estate No. 113099  
134191 (5-16,5-23,5-30)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILLIE E CHAPMAN**

Notice is given that Sheila M Chapman, whose address is 9808 Lemocks Drive, Upper Marlboro, MD 20772, was on April 17, 2019 appointed Personal Representative of the estate of Willie E Chapman, who died on March 30, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of October, 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.

**SHEILA M CHAPMAN**  
Personal Representative

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

Estate No. 113364  
134262 (5-23,5-30,6-6)

**LEGALS**

**NOTICE OF DEFAULT AND FORECLOSURE SALE**

WHEREAS, on April 30, 2009, a certain Deed of Trust was executed by Manuel L. Garner, a/k/a Emanuel Lee Garner as Grantor(s) in favor of Live Well Financial, Inc. as Beneficiary, and Title Works as Trustee(s), and was recorded on March 2, 2010, in Book 31460, Page 485 in the Office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 3, 2017, and recorded on April 25, 2017, in Book 39472, Page 492, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on January 2, 2019, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of April 30, 2019 is \$288,605.40; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on June 11, 2019 at 11:00 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as: 2423 Foster Place,  
Temple Hills, MD 20748  
Tax ID: 06-0644690

The sale will be held at the courthouse entrance for the Circuit Court for Prince Georges County, Maryland.

The Secretary of Housing and Urban Development will bid \$288,640.40.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$28,900.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$28,900.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: May 2, 2019

Cohn, Goldberg & Deutsch, LLC  
Foreclosure Commissioner

BY: RICHARD E. SOLOMON  
Cohn, Goldberg & Deutsch, LLC  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
410-296-2550

*IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.*

134241 (5-23,5-30,6-6)

**THE PRINCE  
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POST NEWSPAPER**

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*The Prince George's Post*

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**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**

**11408 ALLVIEW DR.  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated May 20, 2015 and recorded in Liber 37068, Folio 7 among the Land Records of Prince George's County, MD, with an original principal balance of \$327,750.00, 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

**JUNE 4, 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 \$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. 305114-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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

134155 (5-16,5-23,5-30)

**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**

**3339 HUNTLEY SQUARE DR., APT. # T1  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated November 15, 2007 and recorded in Liber 28979, Folio 451 among the Land Records of Prince George's County, MD, with an original principal balance of \$110,400.00, 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

**JUNE 4, 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 described as Unit Numbered and Lettered 3339 T-1 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 \$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. 307766-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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

134157 (5-16,5-23,5-30)

**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**

**5810 SPYRI DR.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated November 12, 2010 and recorded in Liber 32209, Folio 209 among the Land Records of Prince George's County, MD, with an original principal balance of \$255,000.00, 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

**JUNE 4, 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 \$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. 335809-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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

134156 (5-16,5-23,5-30)

**THE PRINCE GEORGE'S  
POST NEWSPAPER**

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**ROSCOE M JONES**

Notice is given that Bernadette J Beasley, whose address is 9514 Stoney Harbor Drive, Fort Washington, MD 20744, was on March 12, 2019 appointed successor personal representative of the small estate of Roscoe M Jones, who died on November 6, 2010 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 successor personal representative or the attorney.

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

All persons having claims against the decedent must serve their claims on the undersigned successor personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

**BERNADETTE J BEASLEY**  
Successor Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 86196

134249 (5-23)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**ROLANDUS ANTHONY FRYE  
AKA ROLANDUS ANTHONY  
FRYE SR**

Notice is given that Rolandus Anthony Frye Jr, whose address is 3649 6th Street SE Apt# 3, Washington, DC 20032, was on May 16, 2019 appointed personal representative of the small estate of Rolandus Anthony Frye, who died on April 17, 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 within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

**ROLANDUS ANTHONY FRYE JR**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 113647

134250 (5-23)

**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.**

**2811 LAKEHURST AVENUE  
FORESTVILLE, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Joe R Richbow and Arlene D Taliaferro, dated May 15, 1998, and recorded in Liber 12282 at folio 699 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

**JUNE 11, 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 \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-39411)

**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

134195 (5-23,5-30,6-6)

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**14508 MARY BOWIE PKWY.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated December 10, 2016 and recorded in Liber 39485, Folio 331 among the Land Records of Prince George's County, MD, with an original principal balance of \$406,800.00, 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

**JUNE 4, 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 \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 321760-2)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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

134158 (5-16,5-23,5-30)



**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**

3924 ELITE STREET  
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Lorna Laing, dated October 8, 2010 and recorded in Liber 32206, Folio 401 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,983.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 4, 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, 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

134125 (5-16,5-23,5-30)

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**LEGALS**

David R Cross, Esq.  
14300 Gallant Fox Lane, Suite 218  
Bowie, MD 20715  
301-262-6000

Law Offices of Charles M. Curtis PA  
1340 Smith Avenue, Suite 200  
Baltimore, MD 21209  
410-779-1244

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **SALLY M BARCUS**

Notice is given that Erin C Barcus, whose address is 38096 Mockingbird Lane, #30, Selbyville, DE 19975, was on April 24, 2019 appointed Personal Representative of the estate of Sally M Barcus who died on March 28, 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 24th day of October, 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.

ERIN C BARCUS  
Personal Representative

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

Estate No. 113431  
134251 (5-23,5-30,6-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BENJAMIN CHERRY SR.**

Notice is given that Nikki Gwaltney, whose address is 9521 Windbeat Way, Columbia, MD 21046, was on April 16, 2019 appointed Personal Representative of the estate of Benjamin Cherry, Sr. who died on January 9, 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 16th day of October, 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.

NIKKI GWALTNEY  
Personal Representative

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

Estate No. 113079  
134253 (5-23,5-30,6-6)

**LEGALS**

**NOTICE**

JEREMY K. FISHMAN, et al.  
1401 Rockville Pike, Suite 650  
Rockville, Maryland 20852

Substitute Trustees

vs.

CECILIA RAMOS  
9212 5th Street  
Lanham, MD 20706

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Action No. CAEF 19-01374**

Notice is hereby given this 14th day of May, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9212 5th Street, Lanham, MD 20706, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 14th day of June, 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 14th day of June, 2019, next.

The Report of Sale states the amount of the sale to be Two Hundred Thousand Six Hundred Forty Dollars (\$200,640.00).

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Mahasin El Amin, Clerk  
134245 (5-23,5-30,6-6)

**NOTICE**

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

Substitute Trustees, Plaintiffs

vs.

AHMED KOTHEY  
7126 Ora Glen Court  
Greenbelt, MD 20770

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-11134**

Notice is hereby given this 16th day of May, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7126 Ora Glen Court, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of June, 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 17th day of June, 2019.

The report states the purchase price at the Foreclosure sale to be \$191,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134257 (5-23,5-30,6-6)

Jane Moretz Edmisten, Esquire  
4530 Wisconsin Avenue NW  
Suite 425  
Washington, DC 20016  
202-364-4220

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DENIS FRANCIS XAVIER DONNELLAN**

Notice is given that JoAnn Evelyn Donnellan, whose address is 1917 Lyttonsville Road, Silver Spring, MD 20910, was on April 12, 2019 appointed Personal Representative of the estate of Denis Francis Xavier Donnellan who died on June 20, 2018 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of October, 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.

JOANN EVELYN DONNELLAN  
Personal Representative

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

Estate No. 113324  
134252 (5-23,5-30,6-6)

**NOTICE**

JEREMY K. FISHMAN, et al.  
1401 Rockville Pike, Suite 650  
Rockville, Maryland 20852

Substitute Trustees

vs.

GWENDOLYN V. GREENE  
3450 Toledo Terrace Apt. 112  
Hyattsville, MD 20782-1329

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Action No. CAEF 19-05273**

Notice is hereby given this 14th day of May, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3450 Toledo Terrace Apt. 112, Hyattsville, MD 20782-1329, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 14th day of June, 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 14th day of June, 2019, next.

The Report of Sale states the amount of the sale to be Fifty One Thousand Dollars (\$51,000.00).

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Md.  
True Copy—Test:  
Mahasin El Amin, Clerk  
134246 (5-23,5-30,6-6)

**NOTICE**

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

Substitute Trustees, Plaintiffs

vs.

DOROTHY E. DUPPINS  
KEITH D. WILSON  
7830 Hanover Parkway  
Unit 204  
Greenbelt, MD 20770

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-00042**

Notice is hereby given this 15th day of May, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7830 Hanover Parkway, Unit 204, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of June, 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 17th day of June, 2019.

The report states the purchase price at the Foreclosure sale to be \$98,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134256 (5-23,5-30,6-6)

**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.

Marina L. Akers-Epps  
a/k/a Marina Lynette Akers-Epps  
912 East Tantallon Drive  
Fort Washington, MD 20744

Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-26321**

Notice is hereby given this 15th day of May, 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 17th day of June, 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 17th day of June, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$209,000.00. The property sold herein is known as 912 East Tantallon Drive, Fort Washington, MD 20744.

MAHASIN EL AMIN  
Clerk of the Circuit Court Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134254 (5-23,5-30,6-6)

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

**LEGALS**

**OFFICIAL NOTICE**

On May 14, 2019, the Board of Commissioners for The Town of Upper Marlboro passed Ordinance 2019-03: AN ORDINANCE TO ESTABLISH TAX RATES FOR THE FISCAL YEAR 2020 TAX LEVY. Tax rates for Fiscal Year 2020 for all real, personal and other property which is subject to taxation by the Town of Upper Marlboro are hereby established, levied and approved to be as follows: Residential Real Property \$0.24 per \$100.00 of assessed valuation; Commercial Real Property \$0.52 per \$100.00 of assessed valuation; Business Personal Property \$0.45 per \$100.00 of assessed valuation; Public Utility Property \$0.75 per \$100.00 of assessed valuation. The ordinance becomes effective on June 4, 2019, and all other taxes, liens and/or fees prescribed herein shall remain as approved to be incorporated and adopted within the FY2020 Budget Ordinance 2019-04. Copies can be downloaded from Town website: <http://uppermarlboromd.gov> hardcopies available at Town Hall, 14211 School Ln, Upper Marlboro MD 20772.

—Town of Upper Marlboro; by: M. David Williams, Town Clerk/Administrator

134218 (5-23)

**OFFICIAL NOTICE**

On May 14, 2019, the Board of Commissioners for The Town of Upper Marlboro passed Ordinance 2019-04: AN ORDINANCE TO AUTHORIZE AND PROVIDE FOR THE APPOINTMENT AND GOVERNANCE OF ALL COMMITTEES AND OTHER BODIES NOT OTHERWISE PRESCRIBED BY THE CHARTER OR OTHER LAW TO PROVIDE FOR CERTAIN PRACTICES, PROCEDURES AND GOVERNANCE OF SUCH BODIES; BY PRESCRIBING AND PROVIDING FOR THE MEMBERSHIP, CREATION AND COMPOSITION OF CERTAIN BODIES; BY PROVIDING FOR CERTAIN APPOINTMENT PROCEDURES, COMPENSATION AND BUDGETING, TERMS OF APPOINTMENT AND REMOVAL, CONDUCT OF MEETINGS, APPOINTEE LIABILITY AND INDEMNIFICATION, COMMUNICATIONS; AND GENERALLY RELATING TO THE PRACTICES, PROCEDURES AND REQUIREMENTS FOR APPOINTED BODIES OF THE TOWN OF UPPER MARLBORO. The ordinance becomes effective on July 4, 2019. Copies can be downloaded from Town website: <http://uppermarlboromd.gov> hardcopies available at Town Hall, 14211 School Ln, Upper Marlboro MD 20772.

—Town of Upper Marlboro; by: M. David Williams, Town Clerk/Administrator

134219 (5-23)

**CITY OF DISTRICT HEIGHTS Public Hearing on Proposed Fiscal Year 2020 Budget**

The City of District Heights will hold a public hearing on the proposed fiscal year 2020 budget on June 6, 2019 at 7:00pm, at the E. Michael Roll Municipal Building located at 2000 Marbury Drive, District Heights, MD 20747. The hearing is open to the public and public testimony is encouraged. Persons with questions regarding the hearing or wishing to obtain a copy of the budget may contact Daniel R. Baden, City Treasurer, at 301-336-1402.

134200 (5-23,5-30)

**SALE**

**SURPLUS REAL ESTATE PRINCE GEORGE'S COUNTY**

This notice is to inform the public that Prince George's County, Maryland, has declared the listed County-owned parcels as surplus properties for disposal. The price listed for each property is the fair market value, and each property will be disposed at that price. This offer shall remain open through close of business **May 31, 2019**. Expressions of interest must include a ten percent (10%) earnest money deposit in the form of certified funds, payable to [Prince George's County, Maryland](http://www.princegeorgescountymd.gov) and must be submitted by close of business **May 31, 2019**. A separate deposit must be included for each expression of interest. If more than one party wishes to purchase a property, a sealed bid will be requested sometime after the closing date. Information concerning that process will be supplied to all interested parties. **Note: All land has no structures or improvements and is sold as is.**

1. Tax Account Number 16-1820505; Tax Map 50, Grid A1, Lot 11; 4931 Hyattsville, MD 20782; 4,145 sq. ft.; Fair market value is \$21,000. ([Resolution No. CR-49-2018 Map 2-A](#))
2. Tax Account Number 16-1806207; Tax Map 50, Grid A1, Lot 12; 4929 38th Avenue, Hyattsville, MD 20782; 4,145 sq. ft.; Fair market value is \$21,000. ([Resolution No. CR-49-2018 Map 2-B](#))
3. Tax Account Number N/a; Two (2) portions of County-owned Right of Way along 5620 Tax Map 41, Grid E4, Liber 2517, Folio 426; Ager Road, Hyattsville, MD 20782; 1,649 sq. ft. and 6,663 sq. ft.; Fair market value is \$34,000. ([Resolution No. CR-49-2018 Map 2-C](#))
4. Tax Account Numbers: 21-2358521; 21-2358539; 21-2358547; 21-2358554; 21-2358562; 21-2358570; 21-2358588; 21-2358596; 21-2358604; 21-2358612; 21-2358620; 21-2358638; 21-2358802; 21-2358877; 21-2359149; Tax Map 33, Grid E4; Block 20, Lots 1-20, 22-44; Block 26, Lots 8-17; 50th Avenue, Lehigh Avenue, 51st Avenue, and Knox Avenue, College Park, MD 20740; 2.6 acres; Fair market value is \$2,400,000. ([Resolution No. CR-49-2018 Map 3-A](#))
5. Tax Account Number 07-0799080; Tax Map 77, Grid C3, Block D, Lot 5, "Collington Center" Plat Book NLP156 at Plat 24; 1201 Prince George's Boulevard, Upper Marlboro, MD 20774; 10.61 acres; Fair market value is \$3,180,000. ([Resolution No. CR-49-2018 Map 4-A](#))
6. Tax Account Number 07-0799262; Block C, Par E, "Collington Center" Resub of Lots 5-6; 16100 Branch Court, Upper Marlboro, MD 20774; 2.71 acres; Fair market value is \$225,000. ([Resolution No. CR-49-2018 Map 4-B](#))
7. Tax Account Number 07-0798546; Block C, Lot 2, "Prince George's International Commerce Ctr" - Plat Book NLP 109 at 17; 800 Prince George's Boulevard, Upper Marlboro, MD 20774; 4.69 acres; Fair market value is \$275,000. ([Resolution No. CR-49-2018 Map 4-C](#))
8. Tax Account Number 07-0799098; Block D, Parcel A, "Collington Center" Tax Map 77, Grid C3; 1200 Popes Creek Drive, Upper Marlboro, MD 20774; 14.88 acres; Fair market value is \$360,000. ([Resolution No. CR-49-2018 Map 4-D](#))
9. Tax Account Number 18-2006302; Tax Map 73, Grid B2, Parcel 147; 0 Denise Drive, Capitol Heights, MD 20743; 11.99 acres; Fair market value is \$75,000. ([Resolution No. CR-49-2018 Map 7-A](#))
10. Tax Account Number 18-2006294; Tax Map 73, Grid B2, Parcel 146; 0 Rollins Avenue, Capitol Heights, MD 20743; 2.73 acres; Fair market value is \$33,000. ([Resolution CR-49-2018 Map 7-B](#))

Requests for further information, expressions of interest in the purchase of a property, or any objection to the sale of a property should be directed to: The Office of Central Services, 1400 McCormick Drive, Room 336, Largo, Maryland 20774, attn: Land Acquisition and Real Property Division (telephone: 301-883-6450) and must be submitted by **May 31, 2019**.

\*\*\*Please see our website below for detailed information\*\*\*  
<https://www.princegeorgescountymd.gov/927/Surplus-Real-Estate>

134178 (5-16,5-23,5-30)





LEGALS

ORDER OF PUBLICATION

Plainview Financial Services, Ltd Plaintiff vs. Plaintiff

Hearts & Homes for Youth Foundation, Inc.; Prince George's County, Maryland And

All other persons having or claiming to have an interest in property described as 4109 Queensbury Rd., Hyattsville, MD 20781, and more fully described in Liber 13114 Page 0302 among the Land Records of Prince George's County, Maryland, Assessed Value: \$420,600; and Assessed to Hearts & Homes for Youth Foundation; Property ID: 16-1803550, Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14675

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property:

Property described as 4109 Queensbury Rd., Hyattsville, MD 20781, and more fully described in Liber 13114 Page 0302 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$420,600; and Assessed to Hearts & Homes for Youth Foundation; Property ID: 16-1803550

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 13th day of May, 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 a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before June 7, 2019, warning all persons interested in the said properties to be and appear in this Court by the 16th day of July, 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 134242 (5-23,5-30,6-6)

ORDER OF PUBLICATION

Plainview Financial Services, Ltd Plaintiff vs. Plaintiff

Chadsworth Homes, Inc.; Branch Banking and Trust Company; Prince George's County, Maryland And

All other persons having or claiming to have an interest in property described as 11500 Myer Rd., Bowie, MD 20721, and more fully described in Liber 10426 Page 0393 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$10,800; and Assessed to Chadsworth Homes, Inc.; Property ID: 13-2832731, Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14674

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property:

Property described as 11500 Myer Rd., Bowie, MD 20721, and more fully described in Liber 10426 Page 0393 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$10,800; and Assessed to Chadsworth Homes, Inc.; Property ID: 13-2832731

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 13th day of May, 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 a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before June 7, 2019, warning all persons interested in the said properties to be and appear in this Court by the 16th day of July, 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 134243 (5-23,5-30,6-6)

ORDER OF PUBLICATION

WST REVOCABLE LIVING TRUST 13842 OUTLET DRIVE, #140 SILVER SPRING, MD 20904

vs. Plaintiff

THE ESTATE OF JOHN F. WALKER SERVE: MARIANNE S. HELLAUER RESIDENT AGENT DLA PIPER LLP 6225 SMITH AVENUE BALTIMORE, MD 21202

AND

PETER M. WALKER PERSONAL REPRESENTATIVE 512 RIDGE ROAD, SE WASHINGTON DC 20019-3078

AND

DAVID COHEN PERSONAL REPRESENTATIVE 605 3RD AVENUE, SUITE 1500 NEW YORK, NY 10158

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.

In the Circuit Court for Prince George's County, Maryland Civil Division Case No. CAE 19-14670

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 the Collector of State and County Taxes for said County to the Plaintiff in this proceeding.

The property described as: Chillum, 17th Election District, 906.0000 Sq. Ft. & Improvements Racquet Club Condo, Assessment \$58,333 Map 0024 Grid 00D3 Lib 06532 Fl 022 Unit 1102 Tax Account Number 17-1962919, 9200 Edwards Way, Hyattsville, MD 20783, and assessed to Walker, John F.

It is thereupon this 13th day of May, 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 16th day of July, 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 134217 (5-23,5-30,6-6)

ORDER OF PUBLICATION

SHANTAJ, LLC C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146

PLAINTIFF

vs. PLAINTIFF

RUSSELL E. GORDON SERVE AT: 8633 TERRACE GARDEN WAY BETHESDA, MD 20814

SERVE ON: 0 OAKFORD ROAD CAPITOL HEIGHTS, MD 20743

AND

SHIRLEY GORDON

SERVE AT: 8633 TERRACE GARDEN WAY BETHESDA, MD 20814

SERVE ON: 0 OAKFORD ROAD CAPITOL HEIGHTS, MD 20743

AND

TOMBSTONE LAND COMPANY

SERVE ON: W. CRAIG SCHMITZ, TREASURER 14201 SULLYFIELD CIRCLE, STE 500 CHANTILLY, VA 20151

AND

UNITED BANK, F/K/A VIRGINIA COMMERCE BANK

SERVE ON: JONATHAN R. BROMBERG, RESIDENT AGENT 401 N. WASHINGTON ST., STE 500 ROCKVILLE, MD 20850

SERVE ON: R.B. ANDERSON, EXECUTIVE VICE PRESIDENT 5350 LEE HIGHWAY ARLINGTON, VA 22207

AND

True Copy—Test: Mahasin El Amin, Clerk 134243 (5-23,5-30,6-6)

JOHN G. KELLY, TRUSTEE

SERVE AT: 2311 WILSON BLVD., STE 500 ARLINGTON, VA 22201

AND

JOSEPH P. CORISH, TRUSTEE

SERVE AT: 2311 WILSON BLVD., STE 500 ARLINGTON, VA 22201

(All persons having or claiming to have an interest in the property situate and lying in PRINCE GEORGE'S COUNTY and known as:)

0 OAKFORD ROAD, CAPITOL HEIGHTS, MD 20743 TAX ACCOUNT NO: 18-2011211

AND

PRINCE GEORGE'S COUNTY MARYLAND

SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 OAKFORD ROAD, CAPITOL HEIGHTS, MD 20743 TAX ACCOUNT NO: 18-2011211

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, Maryland CASE NO.: CAE 19-14682

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

All that property in Prince George's County described as: 37,700.0000 Sq. Ft. Dennison Valley Lot 1 Blk B, ASSMT \$9,300 Lib 16925 FL 604, located at 0 Oakford Road, Capitol Heights, Maryland 20743, Tax Account No. 18-2011211, Deed Ref. 16925/604 and assessed to Russell E. Gordon.

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

It is thereupon this 13th day of May, 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 on or before the 7th day of June, 2019, warning all persons interested in the property to appear in this Court by the 16th day of July, 2019, and redeem the property described above 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 134210 (5-23,5-30,6-6)

ORDER OF PUBLICATION

SHANTAJ, LLC C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146

PLAINTIFF

vs. PLAINTIFF

RUSSELL E. GORDON SERVE AT: 8633 TERRACE GARDEN WAY BETHESDA, MD 20814

SERVE ON: 0 OAKFORD ROAD CAPITOL HEIGHTS, MD 20743

AND

SHIRLEY GORDON

SERVE AT: 8633 TERRACE GARDEN WAY BETHESDA, MD 20814

SERVE ON: 0 OAKFORD ROAD CAPITOL HEIGHTS, MD 20743

AND

TOMBSTONE LAND COMPANY

SERVE AT: W. CRAIG SCHMITZ, TREASURER 14201 SULLYFIELD CIRCLE, STE 500 CHANTILLY, VA 20151

AND

UNITED BANK, F/K/A VIRGINIA COMMERCE BANK

SERVE ON: JONATHAN R. BROMBERG, RESIDENT AGENT 401 N. WASHINGTON ST., STE 500 ROCKVILLE, MD 20850

SERVE ON: R.B. ANDERSON, EXECUTIVE VICE PRESIDENT 5350 LEE HIGHWAY ARLINGTON, VA 22207

True Copy—Test: Mahasin El Amin, Clerk 134243 (5-23,5-30,6-6)

LEGALS

SERVE ON: R.B. ANDERSON, EXECUTIVE VICE PRESIDENT 5350 LEE HIGHWAY ARLINGTON, VA 22207

AND

JOHN G. KELLY, TRUSTEE

SERVE AT: 2311 WILSON BLVD., STE 500 ARLINGTON, VA 22201

AND

JOSEPH P. CORISH, TRUSTEE

SERVE AT: 2311 WILSON BLVD., STE 500 ARLINGTON, VA 22201

(All persons having or claiming to have an interest in the property situate and lying in PRINCE GEORGE'S COUNTY and known as:)

0 OAKFORD ROAD, CAPITOL HEIGHTS, MD 20743 TAX ACCOUNT NO: 18-2011203

AND

PRINCE GEORGE'S COUNTY MARYLAND

SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 OAKFORD ROAD, CAPITOL HEIGHTS, MD 20743 TAX ACCOUNT NO: 18-2011203

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, Maryland CASE NO.: CAE 19-14683

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

All that property in Prince George's County described as: 22,300.0000 Sq. Ft. Dennison Valley Lot 4 Blk A, ASSMT \$9,100 Lib 16925 FL 604, located at 0 Oakford Road, Capitol Heights, Maryland 20743, Tax Account No. 18-2011203, Deed Ref. 16925/604 and assessed to Russell E. Gordon.

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

It is thereupon this 13th day of May, 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 on or before the 7th day of June, 2019, warning all persons interested in the property to appear in this Court by the 16th day of July, 2019, and redeem the property described above 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 134220 (5-23,5-30,6-6)

ORDER OF PUBLICATION

SHANTAJ, LLC C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146

PLAINTIFF

vs. PLAINTIFF

RUSSELL E. GORDON SERVE AT: 8633 TERRACE GARDEN WAY BETHESDA, MD 20814

SERVE ON: 0 OAKFORD ROAD CAPITOL HEIGHTS, MD 20743

AND

SHIRLEY GORDON

SERVE AT: 8633 TERRACE GARDEN WAY BETHESDA, MD 20814

SERVE ON: 0 OAKFORD ROAD CAPITOL HEIGHTS, MD 20743

AND

TOMBSTONE LAND COMPANY

SERVE AT: W. CRAIG SCHMITZ, TREASURER 14201 SULLYFIELD CIRCLE, STE 500 CHANTILLY, VA 20151

AND

UNITED BANK, F/K/A VIRGINIA COMMERCE BANK

SERVE ON: JONATHAN R. BROMBERG, RESIDENT AGENT 401 N. WASHINGTON ST., STE 500 ROCKVILLE, MD 20850

SERVE ON: R.B. ANDERSON, EXECUTIVE VICE PRESIDENT 5350 LEE HIGHWAY ARLINGTON, VA 22207

True Copy—Test: Mahasin El Amin, Clerk 134243 (5-23,5-30,6-6)

LEGALS

ENACTED BILLS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

CB-001-2019 (DR-2) - AN ORDINANCE CONCERNING MUNICIPAL CORPORATIONS--MUNICIPAL LEGISLATIVE AUTHORITY--ZONING--FENCES for the purpose of amending the Zoning Ordinance, in accordance with current provisions of the Land Use Article applicable to Prince George's County, allowing a municipal legislative body to enact local ordinances authorizing the erection of fences that exceed height limitations otherwise prescribed by law, provided that such municipal ordinances are approved by the District Council in accordance with State and County law. ENACTED: 3/26/2019; EFFECTIVE: 5/13/2019

CB-002-2019 (DR-2) - AN ORDINANCE CONCERNING ZONING--ADMINISTRATION--PROCEDURES--NOTICE for the purpose of clarifying the time for reconsideration of final decisions of the District Council. ENACTED: 4/30/2019; EFFECTIVE: 6/15/2019

CB-003-2019 (DR-2) - AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE'S COUNTY for the purpose of amending class titles and grades, restructuring two class series, adding classes of work and abolishing certain classes of work. ENACTED: 4/9/2019; SIGNED: 4/19/2019; EFFECTIVE: 6/3/2019

CB-004-2019 (DR-4) - AN ORDINANCE CONCERNING FARMER'S MARKETS OPERATIONS for the purpose of clarifying the method of operations at Farmer's Markets. ENACTED: 5/7/2019; EFFECTIVE: 5/7/2019

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

ATTEST: Redis C. Floyd Clerk of the Council

Copies of these documents may be obtained from the Office of the Clerk of the Council, County Administration Building, Upper Marlboro, Maryland. Telephone (301) 952-3600 or are available for viewing online at https://princegeorgescountymd.legistar.com

134248 (5-23)

PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN: That Pursuant to Section 26-1104 of the Alcoholic Beverage Article of the Annotated Code of Maryland, the Board of License Commissioners will accept applications for the Special Sunday Off-Sale Permit(s). The number of Special Sunday Off-Sale Permits is limited therefore all applications must be filed between July 1st and 31st to be considered for the available permit(s). Public Hearings will be scheduled for each properly filed application. Applications are available by contacting the Board of License Commissioners Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Kelly E. Markomanolakis Administrative Assistant May 15, 2019

134247 (5-23,5-30)

IN THE MATTER OF: Helen Rachel Leon

FOR THE CHANGE OF NAME TO: Helen Rachel Cruz Leon

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14241

A petition has been filed to change the name of Helen Rachel Leon to Helen Rachel Cruz Leon.

The latest day by which an objection to the petition may be filed is June 10, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 134237 (5-23)

IN THE MATTER OF: Nancy Amanda Ordenez Leon

FOR THE CHANGE OF NAME TO: Nancy Amanda Cruz Leon

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14242

A petition has been filed to change the name of Nancy Amanda Ordenez Leon to Nancy Amanda Cruz Leon.

The latest day by which an objection to the petition may be filed is June 10, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 134238 (5-23)

IN THE MATTER OF: Taylor Alese Roberts

FOR THE CHANGE OF NAME TO: Alese Madisyn Roberts

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14269

A petition has been filed to change the name of Taylor Alese Roberts to Alese Madisyn Roberts.

The latest day by which an objection to the petition may be filed is June 10, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 134239 (5-23)

IN THE MATTER OF: Daryn Elena Anderson

FOR THE CHANGE OF NAME TO: Elena Wu Ramirez

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14211

A petition has been filed to change the name of Daryn Elena Anderson to Elena Wu Ramirez.

The latest day by which an objection to the petition may be filed is June 10, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 134234 (5-23)

IN THE MATTER OF: Theodis Fleming Gibson

FOR THE CHANGE OF NAME TO: Theodis Fleming Marshall

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14220

A petition has been filed to change the name of Theodis Fleming Gibson to Theodis Fleming Marshall.

The latest day by which an objection to the petition may be filed is June 10, 2019.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 134235 (5-23)

IN THE MATTER OF: Oluwateniola Tade

FOR THE CHANGE OF NAME TO: Oluwateniola O Alabi

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-14232

A petition has been filed to change the name of (Minor Child(ren)) Oluwateniola Tade to Oluwateniola O Alabi.

The latest day by which an objection to the petition may be filed is June 10, 2019.









**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**

**5815 GARDEN DRIVE  
CLINTON, MD 20623**

Under a power of sale contained in a certain Deed of Trust from Benjamin Jones and Gwendolyn C. Jones, dated July 28, 2005 and recorded in Liber 23699, Folio 659, and re-recorded in Liber 39789, Folio 055 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$163,000.00, and an original interest rate of 3.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 28, 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 \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. 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 one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

134042

(5-9,5-16,5-23)

**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**

**10314 FARRAR AVENUE  
CHELTENHAM, MD 20623**

Under a power of sale contained in a certain Deed of Trust from John Richardson, dated November 19, 2012 and recorded in Liber 34784, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,750.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 28, 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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

134043

(5-9,5-16,5-23)

**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**

**6206 DIMRILL COURT  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Michael D. Muse, dated October 25, 2006 and recorded in Liber 26369, Folio 95 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$237,600.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 28, 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 \$19,000.00 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

134044

(5-9,5-16,5-23)

**The Prince George's Post**

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**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**

**2231 DAWN LANE  
N/A  
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Gregory D. Stradford and Latisha S. Stradford, dated June 21, 2013, and recorded in Liber 34915 at folio 028 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MAY 28, 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 \$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 5.5% 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 # 18-604095)

**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

134034

(5-9,5-16,5-23)

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

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

**606 QUARRY AVENUE  
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Shawn M Exum and Emma Sue Exum, dated February 25, 2008, and recorded in Liber 30312 at folio 269 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MAY 28, 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 \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.5% 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 # 17-602795)

**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

134035

(5-9,5-16,5-23)

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

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

**14203 ADKINS ROAD  
LAUREL, MARYLAND 20708**

By virtue of the power and authority contained in a Deed of Trust from Emily Pullen, dated January 24, 2007, and recorded in Liber 27246 at folio 498 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MAY 28, 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 \$29,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603075)

**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

134036

(5-9,5-16,5-23)





**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**

**6408 GATEWAY BLVD.  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated April 10, 2003 and recorded in Liber 19316, Folio 216 among the Land Records of Prince George's County, MD, with an original principal balance of \$139,055.00, 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

**JUNE 11, 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. Tax ID #06-0475293 and Tax ID #06-0475301.

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. 335974-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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

134211 (5-23,5-30,6-6)

**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**

**10403 FARRAR AVE.  
CHELTENHAM, MD 20623**

Under a power of sale contained in a certain Deed of Trust dated March 23, 2007 and recorded in Liber 27948, Folio 79 among the Land Records of Prince George's County, MD, with an original principal balance of \$320,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 11, 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 \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 198224-2)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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

134212 (5-23,5-30,6-6)

**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**

**4345 SKIPTON CT.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated March 19, 2008 and recorded in Liber 29519, Folio 25 among the Land Records of Prince George's County, MD, with an original principal balance of \$261,250.00, 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

**JUNE 11, 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 \$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. 332664-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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

134213 (5-23,5-30,6-6)

**THE  
PRINCE  
GEORGE'S  
POST  
NEWSPAPER**

**CALL  
301-627-0900  
FAX  
301-627-6260**

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

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**10509 LOUISVILLE LA.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated February 20, 2008 and recorded in Liber 29394, Folio 621 among the Land Records of Prince George's County, MD, with an original principal balance of \$440,496.50, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 11, 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 \$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. 332044-2)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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

134214 (5-23,5-30,6-6)

**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**

**5937 APPLGARATH PL.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated July 15, 2005 and recorded in Liber 25877, Folio 696 among the Land Records of Prince George's County, MD, with an original principal balance of \$120,000.00, 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

**JUNE 11, 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 \$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. 331813-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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

134215 (5-23,5-30,6-6)





**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.

Gregory M. Coombs  
6510 Lake Park Drive, Unit 3A  
a/k/a 6510 Lake Park Drive,  
Unit A9  
Greenbelt, MD 20770

Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-14746**

Notice is hereby given this 29th 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 29th 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 29th day of May, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$184,500.00. The property sold herein is known as 6510 Lake Park Drive, Unit 3A, a/k/a 6510 Lake Park Drive, Unit A9, Greenbelt, MD 20770.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134085 (5-9,5-16,5-23)

**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.

Reginald W. Johnson  
AND  
Nicole R. Johnson  
5406 Marshalls Choice Drive,  
Unit 63  
Bowie, MD 20720

Defendants

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 19-01341**

Notice is hereby given this 7th day of May, 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 7th day of June, 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 7th day of June, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$281,000.00. The property sold herein is known as 5406 Marshalls Choice Drive, Unit 63, Bowie, MD 20720.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134179 (5-16,5-23,5-30)

**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.

Nathaniel K. Risch,  
Personal Representative for the  
Estate of Derrick Wright  
9739 Wyman Way  
Upper Marlboro, MD 20772

Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 16-25185**

Notice is hereby given this 7th day of May, 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 7th day of June, 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 7th day of June, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$219,640.00. The property sold herein is known as 9739 Wyman Way, Upper Marlboro, MD 20772.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134180 (5-16,5-23,5-30)

**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.

Daniel A. People, Personal Representative for the Estate of Luther People, Jr.  
12824 Glynis Road  
Clinton, MD 20735

Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 16-44355**

Notice is hereby given this 16th day of May, 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 17th day of June, 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 17th day of June, 2019.

The Report of Sale states the amount of the foreclosure sale price to be \$290,000.00. The property sold herein is known as 12824 Glynis Road, Clinton, MD 20735.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134255 (5-23,5-30,6-6)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

v.

JOSEPHINE KINTU  
NAMASINGA  
LEON AUGÉ SAFOUX  
13106 Wellford Drive  
Beltsville A/R/T/A Calverton, MD 20705

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 13-14571**

Notice is hereby given this 6th day of May, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13106 Wellford Drive, Beltsville A/R/T/A Calverton, 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 6th day of June, 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 June, 2019.

The report states the purchase price at the Foreclosure sale to be \$257,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134148 (5-16,5-23,5-30)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

ROBIN P. SESSOMS  
5532 Shallow River Road  
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-37102**

Notice is hereby given this 6th day of May, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5532 Shallow River Road, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of June, 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 June, 2019.

The report states the purchase price at the Foreclosure sale to be \$216,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134142 (5-16,5-23,5-30)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

RONALD G. PATTERSON, SR.  
3407 Laurel Avenue  
Landover A/R/T/A Cheverly, MD 20785

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-34131**

Notice is hereby given this 6th day of May, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3407 Laurel Avenue, Landover A/R/T/A Cheverly, 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 6th day of June, 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 June, 2019.

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

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134143 (5-16,5-23,5-30)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

DIANE BUSH  
ROBERT J. BUSH, JR.  
12214 Quadrille Lane  
Bowie, MD 20720

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-32399**

Notice is hereby given this 6th day of May, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12214 Quadrille Lane, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of June, 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 June, 2019.

The report states the purchase price at the Foreclosure sale to be \$403,920.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134144 (5-16,5-23,5-30)

**NOTICE**

IN THE MATTER OF:  
**Jose O Joya Hernandez**

FOR THE CHANGE OF  
NAME TO:  
**Alber U Joya Hernandez**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 19-14005**

A petition has been filed to change the name of Jose O Joya Hernandez to Alber U Joya Hernandez.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134230 (5-23)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

TIMOTHEUS MODICA  
2306 Grove Hurst Lane  
Bowie A/R/T/A  
Mitchellville, MD 20721

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 19-02128**

Notice is hereby given this 6th day of May, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2306 Grove Hurst Lane, Bowie A/R/T/A Mitchellville, 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 6th day of June, 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 June, 2019.

The report states the purchase price at the Foreclosure sale to be \$387,600.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134145 (5-16,5-23,5-30)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

MARY B. MILLER  
HERBERT J. MILLER, JR.  
11506 Bennington Drive  
Upper Marlboro, MD 20774

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-49057**

Notice is hereby given this 6th day of May, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11506 Bennington 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 6th day of June, 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 June, 2019.

The report states the purchase price at the Foreclosure sale to be \$285,300.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134146 (5-16,5-23,5-30)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

GLORIA ANN FISHER  
RONALD A. FISHER, SR.  
8707 Seasons Way, Unit 8B  
Lanham, MD 20706

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-42798**

Notice is hereby given this 6th day of May, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8707 Seasons Way, Unit 8B, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of June, 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 June, 2019.

The report states the purchase price at the Foreclosure sale to be \$131,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134147 (5-16,5-23,5-30)

**NOTICE**

IN THE MATTER OF:  
**Pawanjeet Kaur**

FOR THE CHANGE OF  
NAME TO:  
**Pavan Kaur Kang**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 19-14059**

A petition has been filed to change the name of Pawanjeet Kaur to Pavan Kaur Kang.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134231 (5-23)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

DENA MARIE CARR  
WILLIAM ANDREW CARR  
15520 Baden Naylor Road  
Brandywine, MD 20613

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-37093**

Notice is hereby given this 6th day of May, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15520 Baden Naylor Road, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of June, 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 June, 2019.

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

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134149 (5-16,5-23,5-30)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

AARON N. GRAVES  
14122 Bishop Claggett Court  
Upper Marlboro, MD 20772

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 14-25747**

Notice is hereby given this 9th day of May, 2019, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14122 Bishop Claggett 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 10th day of June, 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 10th day of June, 2019.

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

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134182 (5-16,5-23,5-30)

**NOTICE**

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

vs.

Estate of Linda Holomah and  
Estate of Magnolia Burton

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND  
CIVIL NO. CAEF 18-44536**

ORDERED, this 6th day of May, 2019, by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1220 Firth Of Lorne Circle, 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 6th day of June, 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 6th day of June, 2019.

The report states the amount of sale to be \$404,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134151 (5-16,5-23,5-30)

**NOTICE**

IN THE MATTER OF:  
**Korron Lee Griffin**

FOR THE CHANGE OF  
NAME TO:  
**Korron Lee Whitworth**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 19-14206**

A petition has been filed to change the name of Korron Lee Griffin to Korron Lee Whitworth.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134233 (5-23)

**NOTICE**

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

vs.

Darryl Linkins and  
Darryl Linkins

Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND  
CIVIL NO. CAEF 18-41221**

ORDERED, this 6th day of May, 2019, by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2324 Pembereil Place, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of June, 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 6th day of June, 2019, next.

The report states the amount of sale to be \$220,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134150 (5-16,5-23,5-30)

**LEGALS**

**NOTICE**

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

vs.

Sylvia M. Matamoros

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

ANDREA WILLIAMSON
COLETTE WILLIAMSON
206 Bonhill Drive
Fort Washington, MD 20744
Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-42732

Notice is hereby given this 26th
day of April, 2019, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 206 Bonhill 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 be-
fore the 28th day of May, 2019, pro-
vided a copy of this NOTICE be
inserted in some weekly newspaper
printed in said County, once in each
of three successive weeks before the
28th day of May, 2019.

The report states the purchase
price at the Foreclosure sale to be
\$399,900.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134079 (5-9,5-16,5-23)

NOTICE

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

vs.
Patricia H Duckett
Defendant

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

CIVIL NO. CAEF 18-21873

ORDERED, this 30th day of April,
2019 by the Circuit Court of
PRINCE GEORGE'S COUNTY,
Maryland, that the sale of the prop-
erty at 7222 Lansdale Street, District
Heights, Maryland 20747 men-
tioned in these proceedings, made
and reported by Laura H.G. O'Sul-
livan, et al., Substitute Trustees, be
ratified and confirmed, unless cause
to the contrary thereof be shown on
or before the 30th day of May, 2019
next, provided a copy of this notice
be inserted in some newspaper pub-
lished in said County once in each
of three successive weeks before the
30th day of May, 2019, next.

The report states the amount of
sale to be \$229,500.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134100 (5-9,5-16,5-23)

NOTICE

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

vs.
Aaron Butler and Jeannette Butler
Defendants

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

CIVIL NO. CAEF 19-01356

ORDERED, this 6th day of May,
2019 by the Circuit Court of
PRINCE GEORGE'S COUNTY,
Maryland, that the sale of the prop-
erty at 3505 65th Avenue Unit 11-C,
Hyattsville, Maryland 20784 men-
tioned in these proceedings, made
and reported by Laura H.G. O'Sul-
livan, et al., Substitute Trustees, be
ratified and confirmed, unless cause
to the contrary thereof be shown on
or before the 6th day of June, 2019
next, provided a copy of this notice
be inserted in some newspaper pub-
lished in said County once in each
of three successive weeks before the
6th day of June, 2019, next.

The report states the amount of
sale to be \$185,994.14.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134154 (5-16,5-23,5-30)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
DEMARIS ANDRIA SEAY
Estate No.: 113486

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the
above estate:

You are hereby notified that a peti-
tion has been filed by Janis C. Bry-
die and Linda K. Brydie for judicial
probate for the appointment of a
personal representative. A hearing
will be held at 14735 Main Street,
Room D4010, Upper Marlboro, MD
20772 on June 25, 2019 at 9:30 AM.

This hearing may be transferred or
postponed to a subsequent time.
Further information may be ob-
tained 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
134188 (5-16,5-23)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

WANDA L. DARDEN
4809 Sheridan Street
Riverdale, MD 20737
Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-49058

Notice is hereby given this 26th
day of April, 2019, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 4809 Sheridan
Street, 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 be-
fore the 28th day of May, 2019, pro-
vided a copy of this NOTICE be
inserted in some weekly newspaper
printed in said County, once in each
of three successive weeks before the
28th day of May, 2019.

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

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134081 (5-9,5-16,5-23)

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

ANIKA ALLARD
10124 Dubarry Street
Glenn Dale, MD 20769
Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-05321

Notice is hereby given this 30th
day of April, 2019, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 10124 Dubarry
Street, Glenn Dale, MD 20769, made
and reported by the Substitute
Trustee, will be RATIFIED AND
CONFIRMED, unless cause to the
contrary thereof be shown on or be-
fore the 30th day of May, 2019, pro-
vided a copy of this NOTICE be
inserted in some weekly newspaper
printed in said County, once in each
of three successive weeks before the
30th day of May, 2019.

The report states the purchase
price at the Foreclosure sale to be
\$263,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134099 (5-9,5-16,5-23)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HATTIE JOHNSON-NORRIS

Notice is given that Michael Francis
Johnson, whose address is 11605
North Star Lane, Ft. Washington,
MD 20744, was on April 9, 2019 ap-
pointed Personal Representative of
the estate of Hattie Johnson-Norris
who died on 08/17/12 with a will.

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

All persons having any objection
to the appointment (or to the prob-
ate of the decedent's will) shall file
their objections with the Register of
Wills on or before the 9th day of Oc-
tober, 2019.

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

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

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

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

MICHAEL FRANCIS JOHNSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 113278
134113 (5-9,5-16,5-23)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

JAMES D. PAIR
SHAWNITA D. PAIR
323 Hillside Terrace
Landover, MD 20785
Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 16-07767

Notice is hereby given this 26th
day of April, 2019, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 323 Hillside Ter-
race, 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 be-
fore the 28th day of May, 2019, pro-
vided a copy of this NOTICE be
inserted in some weekly newspaper
printed in said County, once in each
of three successive weeks before the
28th day of May, 2019.

The report states the purchase
price at the Foreclosure sale to be
\$191,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134084 (5-9,5-16,5-23)

NOTICE

JAMES SCHNEIDER
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014
Plaintiff

vs.
CURTIS SETTLES
Defendant

ORDER OF PUBLICATION

STATE OF MARYLAND

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal repre-
sentatives, and executors, adminis-
trators, grantees, assigns or
successors in right, title, interest,
and any and all persons having or
claiming to have any interest in the
property and premises situate in the
County of Prince George's

Property Address: 13518 Reid
Cir., Fort Washington, MD 20744
Account Number: 05 0381392
Description: 10,500.0000 Sq. Ft. Fort
Washington Es Lot 19 Blk F
Assmt: \$100,600
Liber/Folio: 16933/164
Assessed To: Settles Curtis

In the Circuit Court for
Prince George's County, Maryland
CAE 19-13308

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty 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: 13518 Reid
Cir., Fort Washington, MD 20744
Account Number: 05 0381392
Description: 10,500.0000 Sq. Ft. Fort
Washington Es Lot 19 Blk F
Assmt: \$100,600
Liber/Folio: 16933/164
Assessed To: Settles Curtis

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 6th day of May,
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 news-
paper having circulation in Prince
George's County, once a week for
three successive weeks on or before
the 31st day of May, 2019, warning
all persons interested in the said
properties to be and appear in this
Court by the 9th day of July, 2019,
and redeem the Property, and an-
swer 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
134138 (5-16,5-23,5-30)

NOTICE

IN THE MATTER OF:
Uchechi Nwokorie

FOR THE CHANGE OF
NAME TO:
Uchechi Nwokorie-McMillan

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-13935

A petition has been filed to change
the name of Uchechi Nwokorie to
Uchechi Nwokorie-McMillan.

The latest day by which an objec-
tion to the petition may be filed is
June 10, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
134227 (5-23)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs
vs.

CATHERINE GYAMFI
146 Daimler Drive
Unit 87
Capitol Heights, MD 20743
Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-01347

Notice is hereby given this 26th
day of April, 2019, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 146 Daimler Drive,
Unit 87, 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 be-
fore the 28th day of May, 2019, pro-
vided a copy of this NOTICE be
inserted in some weekly newspaper
printed in said County, once in each
of three successive weeks before the
28th day of May, 2019.

The report states the purchase
price at the Foreclosure sale to be
\$223,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
134080 (5-9,5-16,5-23)

NOTICE

JAMES SCHNEIDER
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014
Plaintiff

vs.
SONNY & G AUTOMOTIVE, LLC
Defendant

ORDER OF PUBLICATION

STATE OF MARYLAND

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal repre-
sentatives, and executors, adminis-
trators, grantees, assigns or
successors in right, title, interest,
and any and all persons having or
claiming to have any interest in the
property and premises situate in the
County of Prince George's

Property Address: 15108 Brandy-
wine Rd., Brandywine, MD 20613
Account Number: 11 1176940
Description: 2.0000 Acres. Howard
Proctors Su Lot 1
Assmt: \$60,800
Liber/Folio: 25529/274
Assessed To: Sonny & G Automot-
ive LLC

In the Circuit Court for
Prince George's County, Maryland
CAE 19-13319

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty 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: 15108 Brandy-
wine Rd., Brandywine, MD 20613
Account Number: 11 1176940
Description: 2.0000 Acres. Howard
Proctors Su Lot 1
Assmt: \$60,800
Liber/Folio: 25529/274
Assessed To: Sonny & G Automot-
ive LLC

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 6th day of May,
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 news-
paper having circulation in Prince
George's County, once a week for
three successive weeks on or before
the 31st day of May, 2019, warning
all persons interested in the said
properties to be and appear in this
Court by the 9th day of July, 2019,
and redeem the Property, and an-
swer 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
134140 (5-16,5-23,5-30)

NOTICE

IN THE MATTER OF:
Edwin Josue Michaca

FOR THE CHANGE OF
NAME TO:
Edwin Josue Michaca-Silva

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-14000

A petition has been filed to change
the name of (Minor Child(ren))
Edwin Josue Michaca to Edwin
Josue Michaca-Silva.

The latest day by which an objec-
tion to the petition may be filed is
June 10, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
134228 (5-23)

LEGALS

ORDER OF PUBLICATION

JAMES SCHNEIDER
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014
Plaintiff

vs.
THE GREENE, SR. FAMILY TRUST
DATED JULY 19, 2006
Defendant

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

and

MARK C. MCVEARRY

and

BRENDA LA ROCHE, TRUSTEE

and

MARVIN W. TURNER, FIELD OF-
FICE DIRECTOR, TRUSTEE

and

STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

And heirs, devisees, personal repre-
sentatives, and executors, adminis-
trators, grantees, assigns or
successors in right, title, interest,
and any and all persons having or
claiming to have any interest in the
property and premises situate in the
County of Prince George's

Property Address: 6402 L St, Cap-
itol Heights, MD 20743
Account Number: 18 3736832
Description: Lts 433.435 (in Ew Fr
2035368 Spt Owners Req 06)
6,250.0000 Sq. Ft. Cedar Heights
Assmt: \$35,200
Liber/Folio: 26987/500
Assessed To: Greene Sr. Family Sr.
Trust

In the Circuit Court for
Prince George's County, Maryland
CAE 19-13320

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty 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: 6402 L St, Cap-
itol Heights, MD 20743
Account Number: 18 3736832
Description: Lts 433.435 (in Ew Fr
2035368 Spt Owners Req 06)
6,250.0000 Sq. Ft. Cedar Heights
Assmt: \$35,200
Liber/Folio: 26987/500
Assessed To: Greene Sr. Family Sr.
Trust

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 6th day of May,
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 news-
paper having circulation in Prince
George's County, once a week for
three successive weeks on or before
the 31st day of May, 2019, warning
all persons interested in the said
properties to be and appear in this
Court by the 9th day of July, 2019,
and redeem the Property, and an-
swer 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
134141 (5-16,5-23,5-30)

NOTICE

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

vs.
Talisa Sutton-Stephenson
Defendant

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

CIVIL NO. CAEF 19-01281

ORDERED, this 13th day of May,
2019 by the Circuit Court of
PRINCE GEORGE'S COUNTY,
Maryland, that the sale of the prop-
erty at 8313 Schultz Road, N/A,
Clinton, Maryland 20735 mentioned
in these proceedings, made and re-
ported by Laura H.G. O'Sullivan, et
al., Substitute Trustees, be ratified
and confirmed, unless cause to the
contrary thereof be shown on or be-
fore the 13th day of June, 2019, next,
provided a copy of this notice be in-
serted in some newspaper pub-
lished in said County once in each
of three successive weeks before the
13th day of June, 2019, next.

The report states the amount of
sale to be \$188,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court, MD
True Copy—Test:
Mahasin El Amin, Clerk
134199 (5-16,5-23,5-30)

NOTICE

IN THE MATTER OF:
Anthony Josue Michaca

FOR THE CHANGE OF
NAME TO:
Anthony Josue Michaca-Silva

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-14001

A petition has been filed to change
the name of (Minor Child(ren)) An-
thony Josue Michaca to Anthony
Josue Michaca-Silva.

The latest day by which an objec-
tion to the petition may be filed is
June 10, 2019.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
134229 (5-23)

File: 2017-06934-1535

ORDER OF PUBLICATION

MTAG as Custodian for Arque Tax
Receivable Fund (Maryland), LLC,
Plaintiff

vs.
Glenna M. Welcher, David B.
Welcher, David B. Welcher, Sheena
D. Welcher, Kyla N. Welcher, Prince
George's County, Maryland, and
Defendants

All unknown owners of property
described below; all heirs, devisees,
personal representatives, and execu-
tors, administrators, grantees, as-
signs or successors in right, title,
interest, and any and all persons
having or claiming to have any in-
terest in the property and premises
with Account No. 1739044; situate
in District 15 of Prince George's
County, Maryland, known as 9512
Fairway Manor Ter and described
as 16,579.0000 Sq.Ft. & Imps. Marl-
ton lot 14 Blk 9 Assmt \$297,000 Lib
00000 Fl 000 and assessed to
Welcher Glenna M & David B et
al on the Tax Roll of the Director of
Finance,

In the Circuit Court for
Prince George's County, Maryland
Civil Division
CAE 19-14645

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the herein above de-
scribed property sold, either directly
or via assignment, by the Collector
of Taxes for the





**LEGALS**

Steven M Heinel  
200 Westgate Circle Suite 500  
Annapolis, MD 21401  
410-266-0626

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHARLES G WALLACE**

Notice is given that Allesandra Fields, whose address is 20012 York Road, Parkton, MD 21120, was on April 5, 2019 appointed Personal Representative of the estate of Charles G Wallace, who died on August 17, 2018 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of October, 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.

ALLESSANDRA FIELDS  
Personal Representative

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

Estate No. 111886  
134106 (5-9,5-16,5-23)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARGARET BURGE**

Notice is given that Lori N Burge-Simmons, whose address is 9619 Woodberry Street, Lanham, MD 20706, and Lana D Burge-Weddington, whose address is 8650 Leslie Avenue, Glenarden, MD 20706 was on March 29, 2019 appointed Personal Representative of the estate of Margaret Burge, who died on March 20, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th 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.

LORI N BURGE-SIMMONS  
LANA D BURGE-WEDDINGTON  
Personal Representative

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

Estate No. 113185  
134107 (5-9,5-16,5-23)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PATRICIA ELAINE WARD**

Notice is given that Nicole L. Ward-Royal, whose address is 11401 Cheryl Drive, Upper Marlboro, MD 20772, was on April 22, 2019 appointed Personal Representative of the estate of Patricia Elaine Ward, who died on April 8, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of October, 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.

NICOLE L. WARD-ROYAL  
Personal Representative

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

Estate No. 113401  
134105 (5-9,5-16,5-23)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARIE HELEN WALKER**

Notice is given that Karen Marie Brant, whose address is 1909 Dana Drive, Hyattsville, MD 20783, was on April 25, 2019 appointed Personal Representative of the estate of Marie Helen Walker who died on December 7, 2008 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 25th day of October, 2019.

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

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

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

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

KAREN MARIE BRANT  
Personal Representative

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

Estate No. 113445  
134108 (5-9,5-16,5-23)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

ALFREDO O'NEAL  
5712 Janice Lane  
Temple Hills, MD 20748  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-00910**

Notice is hereby given this 26th 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 5712 Janice Lane, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th 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 28th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$211,500.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134082 (5-9,5-16,5-23)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

TRAVIS W. CLARKE  
14424 Colonel Fenwick Court  
Unit 398  
Upper Marlboro, MD 20772  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-19146**

Notice is hereby given this 30th 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 14424 Colonel Fenwick Court, Unit 398, 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 30th 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 30th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$188,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134093 (5-9,5-16,5-23)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

SENORA THOMPSON  
5735 Euclid Street  
Hyattsville A/R/T/A Cheverly,  
MD 20785  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-34137**

Notice is hereby given this 30th 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 5735 Euclid Street, Hyattsville A/R/T/A Cheverly, 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 30th 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 30th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$291,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134095 (5-9,5-16,5-23)

**NOTICE**

IN THE MATTER OF:  
**Angela M Peele**

FOR THE CHANGE OF  
NAME TO:  
**Angela M Bragg**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-12645**

A petition has been filed to change the name of Angela M Peele to Angela M Bragg.

The latest day by which an objection to the petition may be filed is June 10, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134221 (5-23)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

TOMACITA SANDRA RAMIREZ  
RENE RAMIREZ SAAVEDRA  
5604 Randolph Street  
Hyattsville, MD 20784  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-34129**

Notice is hereby given this 29th 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 5604 Randolph Street, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th 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 29th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$225,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134086 (5-9,5-16,5-23)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

STANLEY L. SMALLS  
11313 Laurelwalk Drive  
Laurel, MD 20708  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-23900**

Notice is hereby given this 30th 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 11313 Laurelwalk Drive, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th 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 30th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$145,200.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134094 (5-9,5-16,5-23)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

NANCY D. PITTS  
3341 Huntley Square Drive  
Apartment T-2  
Temple Hills, MD 20748  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-39187**

Notice is hereby given this 30th 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 3341 Huntley Square Drive, Apartment T-2, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th 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 30th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$45,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134096 (5-9,5-16,5-23)

**NOTICE**

IN THE MATTER OF:  
**Genesis Gutierrez Leal**

FOR THE CHANGE OF  
NAME TO:  
**Genesis Gutierrez Leal**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-12950**

A petition has been filed to change the name of (Minor Child(ren)) Genesis Gutierrez Leal to Genesis Gutierrez Leal.

The latest day by which an objection to the petition may be filed is June 10, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134222 (5-23)

**LEGALS**

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

ANGELA D. TITUS  
716 Green Willow Place  
Landover A/R/T/A Hyattsville,  
MD 20785  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-41240**

Notice is hereby given this 29th 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 716 Green Willow Place, Landover A/R/T/A Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th 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 29th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$149,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134087 (5-9,5-16,5-23)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

DARRYL M. CHISLEY  
TAWANA A. CHISLEY  
8213 Cypress Street  
Laurel, MD 20707  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-44561**

Notice is hereby given this 30th 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 8213 Cypress Street, 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 30th 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 30th day of May, 2019.

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

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134097 (5-9,5-16,5-23)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

JAMES L. MOORE  
6014 South Hill Mar Circle  
District Heights, MD 20747  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-42800**

Notice is hereby given this 29th 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 6014 South Hill Mar Circle, 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 29th 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 29th day of May, 2019.

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

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134088 (5-9,5-16,5-23)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

DAVID E. DIGBY  
GWENDALINA MCCLAIN  
DIGBY  
12706 Clearfield Drive  
Bowie, MD 20715  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-02130**

Notice is hereby given this 30th 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 12706 Clearfield Drive, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th 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 30th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$262,300.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134098 (5-9,5-16,5-23)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

vs.

NICOLE MATTHEWS  
AKA NICCOLE MATTHEWS  
JEREL MATTHEWS  
7409 Castle Rock Drive  
Clinton, MD 20735  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-50991**

Notice is hereby given this 29th 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 7409 Castle Rock Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th 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 29th day of May, 2019.

The report states the purchase price at the Foreclosure sale to be \$382,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
134089 (5-9,5-16,5-23)

**NOTICE**

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

Substitute Trustees,  
Pl



**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**

**4741 KING JOHN WAY UNIT#183  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Gregory Graff, dated February 22, 1999 and recorded in Liber 12868, Folio 467 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$116,400.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 4, 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 \$7,000.00 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

134119 (5-16,5-23,5-30)

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, APRIL 8, 2019**

**ORDINANCE O-19-11**

**ORDINANCE** amending Chapter 150-Vehicles and Traffic regulations relating to the Overnight and weekend parking of commercial buses, trailers, and trucks restricted; impounding; in the City of Seat Pleasant.

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, MAY 13, 2019**

**ORDINANCE O-19-12**

**ORDINANCE** concerning implementing Early Voting in municipal elections in the City of Seat Pleasant by amendment Chapter 43-Voting.

**ORDINANCE O-19-13**

**ORDINANCE** amending Chapter 68 of the Code of the City of Seat Pleasant, entitled "Commercial Business District"; to provide the timeline for the businesses to adhere to the implemented standards of lighting, façade improvement and the outlawing of existing rolling gates along the Commercial Business District.

**ORDINANCE O-19-14**

**ORDINANCE** amending Chapter 59 – Brush, Grass and Trees of the Code of the City of Seat Pleasant to include overgrown vegetation such as weeds.

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

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

134260 (5-23,5-30)

**NOTICE**

IN THE MATTER OF:  
**Dante Junior Abangma  
Ebai-Ojong**

FOR THE CHANGE OF  
NAME TO:  
**Dante Junior Ojong**

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-13721

A petition has been filed to change the name of (Minor Child(ren)) Dante Junior Abangma Ebai-Ojong to Dante Junior Ojong.

The latest day by which an objection to the petition may be filed is June 10, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134223 (5-23)

**NOTICE**

IN THE MATTER OF:  
**Bella Monae Webb**

FOR THE CHANGE OF  
NAME TO:  
**Bella Monae Brown**

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-13831

A petition has been filed to change the name of (Minor Child(ren)) Bella Monae Webb to Bella Monae Brown.

The latest day by which an objection to the petition may be filed is June 10, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134224 (5-23)

**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**

**521 BIRCHLEAF AVENUE  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Anthony K. Wood, dated May 8, 2017 and recorded in Liber 39611, Folio 170 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$158,590.00, and an original interest rate of 2.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 4, 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 \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

134120 (5-16,5-23,5-30)

**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
RFP NO. 519-068	Occupational Employee Medical Services and Bloodborne Pathogens and Infectious Disease Services	Pre-Proposal Conference: 06/04/2019 @ 10:00 a.m. Closing Date: 07/01/2019 @ 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](http://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

134258 (5-23)

**NOTICE**

IN THE MATTER OF:  
**Chloe Ellen Long**

FOR THE CHANGE OF  
NAME TO:  
**Samuel Elliot Long**

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-13835

A petition has been filed to change the name of (Minor Child(ren)) Chloe Ellen Long to Samuel Elliot Long.

The latest day by which an objection to the petition may be filed is June 10, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134225 (5-23)

**NOTICE**

IN THE MATTER OF:  
**Delores Smith**

FOR THE CHANGE OF  
NAME TO:  
**Patricia Delores Smith**

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-13922

A petition has been filed to change the name of Delores Smith to Patricia Delores Smith.

The latest day by which an objection to the petition may be filed is June 10, 2019.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
134226 (5-23)

**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**

**1206 CASTLEHAVEN COURT  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Kenneth D. Fields, dated July 31, 2007 and recorded in Liber 28865, Folio 259 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,500.00, and an original interest rate of 8.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 4, 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 \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

134121 (5-16,5-23,5-30)

**MAYOR AND CITY COUNCIL  
CITY OF SEAT PLEASANT, MD  
ORDINANCE O-19-15  
FISCAL YEAR 2019-2020 CITY BUDGET  
EFFECTIVE JULY 1, 2018**

**BE IT ORDAINED AND ENACTED** by the Mayor and City Council of Seat Pleasant, Maryland that sums and amounts were appropriated for the Fiscal Year beginning July 1, 2019 and ending June 30, 2020 to defray expenses and operations cost for the City of Seat Pleasant.

GENERAL FUND	\$12,506,173
REFUSE FUND	\$ 264,600

The Ordinance and the budget document are available for review at:

Office of the City Clerk  
City Hall  
311 68th Pl.  
Seat Pleasant, Maryland 20743-2125  
(301) 336-2600

Reveral L. Yeargin  
City Council President

134259 (5-23,5-30)

**ZONING HEARINGS**

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

**THURSDAY  
JUNE 27, 2019**

**ZONING HEARING  
EXAMINER'S OFFICE  
SUITE L-205  
COUNTY ADMINISTRATION  
BUILDING  
UPPER MARLBORO, MD.**

**AT 9:30 A.M.**

**AUTHORIZATION TO BUILD  
IN A 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 south-east 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

134261 (5-23)

**NOTICE**

Notice is hereby given that the following vessel has apparently been abandoned for 180 days on the property of: Serge L. Roberge, 9003 Phyllis Dr, Clinton, MD 20735, 240-245-0434. The vessel is described as: boat registration number: MD 4666 AN, hull identification number: 75240WE2635, vessel name: Dream Chaser, builder: Sea Ray, length: 24 foot, color: blue and white.

Application for title will be made in accordance with Section 8-722 of the Annotated Code of Maryland, Natural Resources Article if this vessel is not claimed and removed from the above property within 30 days of this notice.

134267 (5-23)

**THE  
PRINCE  
GEORGE'S  
POST**

Call  
**301-627-0900**

Fax  
**301-627-6260**

**SUBSCRIBE  
TODAY!**

**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**223 ZELMA AVENUE  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Marlene A. Hudson Paige, dated November 19, 2002 and recorded in Liber 16539, Folio 695 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on February 8, 2018 in the Land Records of Prince George's County at Liber No. 40554, Folio 386, with an original principal balance of \$123,950.00, 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 **MAY 28, 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 \$23,000.00 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,  
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134039

(5-9,5-16,5-23)

**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**9605 TELLICO PLACE  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Antwan D. Jordan, dated April 18, 2017 and recorded in Liber 40377, Folio 132 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$376,475.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 28, 2019 AT 11:00 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$39,000.00 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 TrusteesMid-Atlantic Auctioneers, LLC  
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134040

(5-9,5-16,5-23)

**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**17205 SUMMERWOOD LANE  
ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Thornell Johnson, dated April 30, 2007 and recorded in Liber 27874, Folio 726 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$558,714.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 28, 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 \$74,000.00 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,  
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134041

(5-9,5-16,5-23)

**LEGALS**McCabe, Weisberg & Conway, LLC  
312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**5215 LORRAINE DRIVE  
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Estate of Louvenia J Goldson, dated March 21, 2008, and recorded in Liber 29544 at folio 098 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

**JUNE 11, 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-600678)

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

134194

(5-23,5-30,6-6)

**LEGALS**McCabe, Weisberg & Conway, LLC  
312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**918 KAYAK AVENUE  
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Brianna Carey and Shaun Vaughns, dated January 17, 2017, and recorded in Liber 39568 at folio 95 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

**JUNE 11, 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 # 18-601589)

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

134196

(5-23,5-30,6-6)

**LEGALS**McCabe, Weisberg & Conway, LLC  
312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**6106 39TH PLACE  
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Julio C. Garcia Amaya and Ruvaida Amaya, dated July 13, 2007, and recorded in Liber 29176 at folio 136 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MAY 28, 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-604047)

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

134033

(5-9,5-16,5-23)



**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**

**2212 PECAN LANE  
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Jerry N. Howard and Tanya L. Rainey-Howard, dated April 25, 2007 and recorded in Liber 27783, Folio 502 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$382,000.00, and an original interest rate of 2.880%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 4, 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.

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

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134122 (5-16,5-23,5-30)

**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**

**7907 JORDAN PARK BOULEVARD  
FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Gregory Green, Sr., dated October 1, 2001 and recorded in Liber 15113, Folio 174 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$87,472.00, and an original interest rate of 7.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 4, 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

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134123 (5-16,5-23,5-30)

**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**

**6706 100TH AVENUE  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Lazarus D. Borge and Pushpawati Borge, dated September 9, 2005 and recorded in Liber 23441, Folio 113 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on May 14, 2013 in the Land Records of Prince George's County at Liber No. 34708, Folio 397, with an original principal balance of \$218,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 4, 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 \$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, and Randall J. Rolls,  
Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
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134124 (5-16,5-23,5-30)

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

**15706 CHADSEY LANE  
BRANDYWINE, MARYLAND 20613**

By virtue of the power and authority contained in a Deed of Trust from Estate of Glenn Tyndell, dated February 25, 2010, and recorded in Liber 31502 at folio 332 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

**JUNE 4, 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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 15-613651)

**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

134115 (5-16,5-23,5-30)

**LEGALS**

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

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

**5022 BOYDELL AVENUE  
OXON HILL, MARYLAND 20745**

By virtue of the power and authority contained in a Deed of Trust from Estate of Michael Mims, dated September 20, 2013, and recorded in Liber 35802 at folio 593 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

**JUNE 4, 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 \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-603687)

**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

134118 (5-16,5-23,5-30)

**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.**

**6602 TIARA COURT  
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Stephanie Clark, dated December 28, 2010, and recorded in Liber 32318 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

**JUNE 4, 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 \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-601161)

**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

134117 (5-16,5-23,5-30)

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